



Buckthorn Way, Red Lodge

EPC Rating 83

Guide Price £285,000

- 3 bed semi-detached house
- Open plan kitchen/living area
- Main bedroom with wardrobes and en-suite
- Enclosed garden
- Off-road parking
- Gas central heating
- 4 years remaining on NHBC
- Spacious garden
- Family bathroom and cloakroom
- Great transport links to the A11 and A14



BUCKTHORN WAY, RED LODGE Offered to market is this modern 3 bedroom, semi-detached property in Red Lodge. Ground floor boasts an open plan living/kitchen area, with integrated appliances and cloakroom. Main bedroom with en-suite and wardrobes, two further bedrooms and family bathroom. Outside boasts a spacious garden and tandem parking to the side.

ENTRANCE HALL With wood effect flooring, pendant lighting and stairs rising to first floor.

LIVING/DINING ROOM 17' 2" x 15' 11" (5.23m x 4.85m) With wood effect flooring, pendant lighting, understairs storage cupboard and French doors leading to garden.

KITCHEN 9' 2" x 8' 6" (2.79m x 2.59m) Modern, fitted kitchen with a range of base and wall units and window to front. Integrated appliances include fridge freezer, electric oven, four ring gas hob, concealed extractor fan, with plumbing for washing machine. With wood effect flooring, recessed lighting and window to front.

CLOAKROOM Two piece suite comprising wall mounted basin and W/C. With part tiled wall, vinyl flooring, recessed lighting and window to front.

FIRST FLOOR With access to loft.

BEDROOM ONE 12' 3" x 8' 9" (3.73m x 2.67m) Double bedroom with carpet flooring, storage cupboard housing hot water tank, fitted wardrobes, door to en-suite and window to front.

EN-SUITE Three piece suite comprising wall mounted basin, W/C and single shower enclosure. With vinyl flooring, shaver socket, heated towel rail, recessed lighting and window to front.

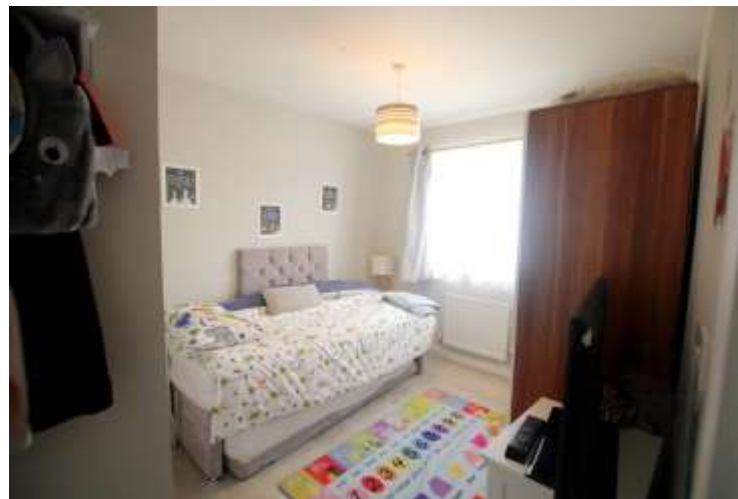
BEDROOM TWO 9' 2" x 8' 11" (2.79m x 2.72m) Double bedroom with carpet flooring, pendant lighting and window to rear.

BEDROOM THREE 8' 2" x 6' 8" (2.49m x 2.03m)

With carpet flooring, pendant lighting and window to rear.

FAMILY BATHROOM Three piece suite comprising pedestal basin, W/C and bath with shower above. With part tiled walls, shaver socket, heated towel tile, vinyl flooring and recessed lighting.

OUTSIDE The front of the property is laid mostly to lawn, with a small flower bed border and path to front door. To side is parking for two cars and gate to access the rear of the property. The rear garden is laid mostly to lawn with patio for garden furniture and wooden storage shed.





COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

West Suffolk Council

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

OFFICE

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements