



Gillyflower Way, Red Lodge

EPC Rating 82

Guide Price

£285,000

- 3 bedroom semi-detached
- Off road parking for two cars
- South facing garden
- Cul-de-sac location
- Gas central heating
- EPC rating 82B
- West Suffolk Council tax band C
- Main bedroom with en-suite
- 4 years remaining on NHBC
- Great transport links to the A11 and A11



GILLYFLOWER WAY, RED LODGE Offered to market is this well presented, three bedroom, semi-detached property. Located on the edge of the village, this property boasts a south-facing garden and off-road parking. Internally the property comprises living room and kitchen/dining room with patio doors, utility room with space for appliances, main bedroom with storage and en-suite and two further good sized bedrooms.

ENTRANCE HALL With two full size storage cupboards, LVT flooring and pendant lighting.

LIVING ROOM 15' 11" x 10' 3" (4.85m x 3.12m) With patio doors leading to garden, carpet flooring, pendant lighting and window to front.



KITCHEN/DINING ROOM 15' 11" x 10' 1" (4.85m x 3.07m) At one end of the kitchen/dining room is a modern fitted kitchen, with wall units and wood effect base units, under a marble effect countertop. There is a range of integrated appliances, including electric oven, gas hob, dishwasher and fridge/freezer. To the other end is ample space for a dining table. With LVT flooring, pendant lighting, patio doors leading to garden and window to side and front.

CLOAKROOM/UTILITY Two piece suite comprising pedestal basin and W/C. Utility space comprising base unit with stainless steel sink and space and plumbing for washing machine and dryer. With LVT flooring, recessed lighting and window to front.



FIRST FLOOR With storage cupboard housing the boiler, access to loft, carpet flooring, pendant lighting and window to rear.

MAIN BEDROOM 10' 8" x 9' 7" (3.25m x 2.92m) Double bedroom with two built in wardrobes, en-suite, carpet flooring, pendant lighting and window to front.

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

BEDROOM TWO 14' 0" x 8' 1" (4.27m x 2.46m)

Double bedroom with carpet flooring, pendant lighting and window to front.

BEDROOM THREE 9' 2" x 7' 6" (2.79m x 2.29m)

Bedroom with carpet flooring, pendant lighting and window to rear.

OUTSIDE To the front is a small, landscaped area, laid partially to lawn with shrub border, and path leading to front door. At the side of the property is parking for two cars. The rear of the property is laid mostly to lawn with a patio area, wooden storage shed and gate to the side of the property.





COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

West Suffolk Council

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	82 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