



Dandelion Crescent, Red Lodge

EPC Rating 83

Guide Price

£275,000

- 3 Bedroom semi-detached house
- CHAIN FREE
- Kitchen with integrated appliances
- Open plan living/dining room
- Main bedroom with wardrobe and en-suite
- 2 further bedrooms
- Gas central heating
- Rear enclosed garden
- West Suffolk Council tax band C
- Driveway for off road parking





DANDELION CRESCENT, RED LODGE Offered to the market CHAIN FREE is a modern 3 bedroom semi-detached house in the village of Red Lodge. Internally the ground floor offers open plan living with a modern kitchen with integrated appliances. 3 bedrooms with the main bedroom boasting fitted wardrobes and an en-suite. Externally there is a low maintenance rear garden and driveway with space for 2 cars.

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

LIVING ROOM 26' 3" x 15' 11" (8m x 4.85m) Open plan living/kitchen and dining area with wood effect flooring, under-stair storage cupboard and patio doors leading to the rear garden.

KITCHEN With a good range of wood effect base units and cream wall units beneath a cream worktop with matching up-stand. Integrated appliances include an eye level electric oven, 4 ring gas hob with extractor above, fridge freezer and washing machine. Matching wood effect flooring from the living area, recessed lighting and window to the front.

CLOAKROOM 2 piece suite comprising wall hung basin, WC, wood effect flooring and window to the front.

FIRST FLOOR With loft access.

BEDROOM ONE 9' 3" x 9' 0" (2.82m x 2.74m) Double bedroom with fitted double wardrobe with sliding doors and additional storage cupboard housing gas fired boiler, window to the front and door leading to adjoining en-suite.

EN-SUITE 3 piece suite with shower enclosure, wall hung wash basin and back to wall WC. Vinyl flooring, recessed lighting, extractor fan and window to the front.

BEDROOM TWO 8' 11" x 9' 2" (2.72m x 2.79m)
Double bedroom with window to the rear.

BEDROOM THREE 8' 2" x 6' 7" (2.49m x 2.01m)
With window to the rear.

BATHROOM 3 piece suite comprising of
panelled bath with shower attachment, pedestal
wash basin and back to wall WC. Vinyl flooring,
heated towel rail, shaver socket and extractor
fan.

OUTSIDE To the front of the property is a
shingled area with low level shrub border and
pathway leading to the front door. To the rear
is mainly laid to lawn with patio area for
seating, pathway leading to wooden shed,
raised flower beds and established shrub area.
The garden is fully enclosed by wooden fence
boundaries and gate leading to the 2 car
driveway at the side of the property.

AGENT NOTES The property is subject to estate
management charges please contact us for
more information.

Please be aware that photos used are stock photos
before the current tenant moved in.

Current tenant in place on a rolling month-to-month
basis. Investment opportunity of £1275 pcm.





GROUND FLOOR



FIRST FLOOR

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

Unit 6 Bellflower Crescent
Red Lodge
Suffolk
IP28 8XQ

T: 01638 551551

E: enquiries@readwinbarclay.co.uk

W: www.readwinbarclay.co.uk

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