



Magnolia Close, Red Lodge

EPC Rating 47

Guide Price

£299,999

- Four bedroom, semi-detached property
- Off road parking and garage
- Spacious living/dining area
- Main bedroom with en-suite
- West Suffolk Council tax band B
- Cul-de-sac location
- Wet electric central heating
- Close to local amenities
- Large, enclosed rear garden
- Great transport links to the A11 and A14



MAGNOLIA CLOSE, RED LODGE. Offered to market is this tastefully updated, four bed, semi-detached property. Internally the property boasts spacious living/dining area, kitchen, study/workspace, main bedroom with en-suite, three further bedrooms and bathroom. Externally comprises a large, enclosed rear garden, small gravelled front garden and parking with garage to side.

ENTRANCE HALL With wood effect flooring, recessed lights and stairs rising to the first floor.



LIVING ROOM/DINING ROOM 23' 0" x 12' 0" (7.01m x 3.66m) With under stairs storage cupboard, French doors leading to garden, wood effect flooring, a range of pendant and recessed lighting and window to front.

KITCHEN/BREAKFAST ROOM 14' 8" x 12' 9" (4.47m x 3.89m) Modern fitted kitchen with a range of grey base and wall units, with grey worktop and black sink unit. Integrated appliances include fridge/freezer, washing machine, oven, electric hob and extractor fan, with space for dishwasher. With door leading to garden, wood effect flooring, recessed lighting and window to rear.



SALON/WORKSPACE/PLAYROOM 10' 1" x 8' 1" (3.07m x 2.46m) Currently used as salon, with plumbed in backwash, air-conditioning unit, wood effect flooring, recessed lighting and window to front.

FIRST FLOOR With full size storage cupboard, carpet flooring, and pendant lighting.

BEDROOM ONE 17' 0" x 8' 0" (5.18m x 2.44m) Double bedroom with carpet flooring, recessed lighting and window to front.

ENSUITE Three piece bathroom suite comprising shower cubicle, pedestal wash basin and WC. With part tiled walls, heated towel rail, vinyl flooring, recessed lighting and window to the rear.

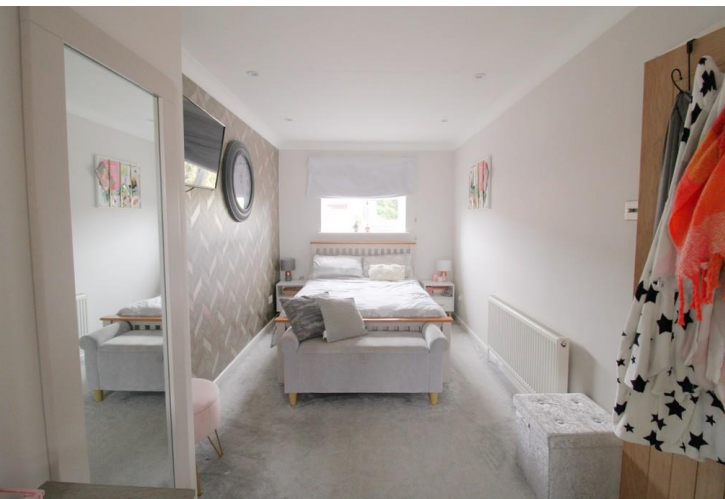
BEDROOM TWO 11' 3" x 8' 2" (3.43m x 2.49m)
Double bedroom with carpet flooring, pendant lighting and window to rear.

BEDROOM THREE 9' 0" x 8' 9" (2.74m x 2.67m)
Double bedroom with carpet flooring, pendant lighting and window to front.

BEDROOM FOUR 8' 1" x 6' 2" (2.46m x 1.88m)
With carpet flooring, pendant lighting and window to front.

BATHROOM A modern 3 piece white suite comprising panelled bath with Aqua Stream shower and shower screen, pedestal wash basin and WC. Tiled walls, heated towel rail, recessed lighting and an obscure window to the rear.

OUTSIDE The front garden is mostly tarmac with a pathway to the main entrance door and an exterior light. The rear garden is partly laid to astro turf with a patio and raised decking for seating. The lawn is edged with flower beds and there is an exterior light and water tap, with gate at side of garden leading to garage and driveway.





COUNCIL TAX BAND

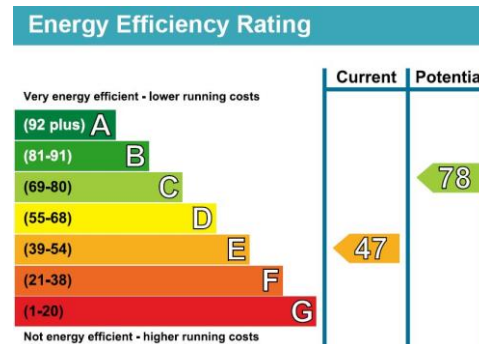
Tax band B

TENURE

Freehold

LOCAL AUTHORITY

Forest Heath District Council



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