



Warren Road, Red Lodge

EPC Rating 55

Guide Price

£465,000

- 4 bedroom detached bungalow
- Large enclosed garden
- Close to local amenities
- Generous parking space
- Three double bedrooms
- West Suffolk council tax band D
- Oil central heating
- EPC rating - D55
- Tastefully updated
- Good transport links to A14 and A11



WARREN ROAD, RED LODGE Offered to market is this spacious, four bedroom, detached bungalow that has been tastefully updated. Internally the property boasts open plan kitchen and dining room, living room, three double bedrooms, further bedroom/study, and two bathrooms. Externally the property benefits from a large enclosed rear garden with decked seating area and wooden outbuildings, and ample space for parking to the front.

ENTRANCE HALL With full size storage cupboard, carpet flooring and recessed lighting.



LIVING ROOM 20' 4" x 13' 1" (6.2m x 3.99m) With a feature central fire place that has an inset multi fuel burner with a slate hearth, brick surround and oak bressummer, carpet flooring, recessed lighting and windows to rear and side.

KITCHEN Modern fitted kitchen with a range of white wall and base units, with white work top and integrated stainless steel sink unit with 4 in 1 boiling tap. Integrated appliances include fridge, freezer, double oven, single oven, warming tray, electric hob and extractor fan, and dishwasher. With LVT flooring, shelving with built in light, recessed lighting and bi-fold doors leading to garden.



DINING ROOM 16' 2" x 9' 6" (4.93m x 2.9m) With skylight, French doors leading to garden, LVT flooring and recessed lighting.

UTILITY ROOM 8' 10" x 6' 8" (2.69m x 2.03m) A range of white wall and base units with stainless steel sink unit. With space for washing machine and dryer, LVT flooring, recessed lighting, window to front, and door leading to garden.

BEDROOM ONE 17' 3" x 13' 0" (5.26m x 3.96m) Double bedroom with built in storage, carpet flooring, pendant lighting and window to front.

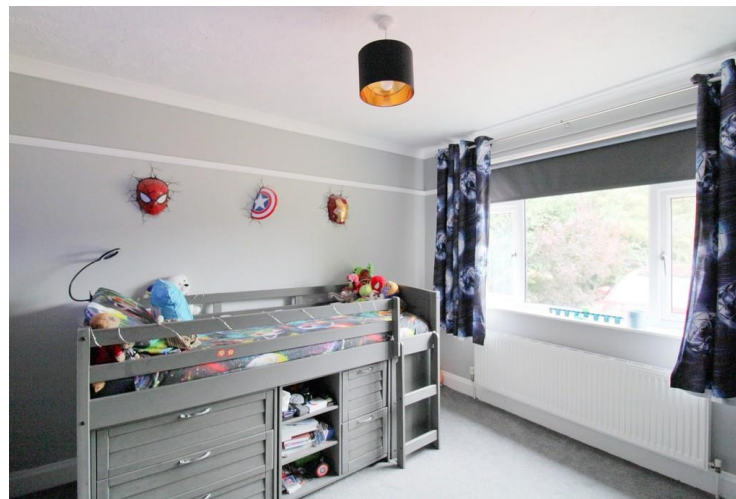
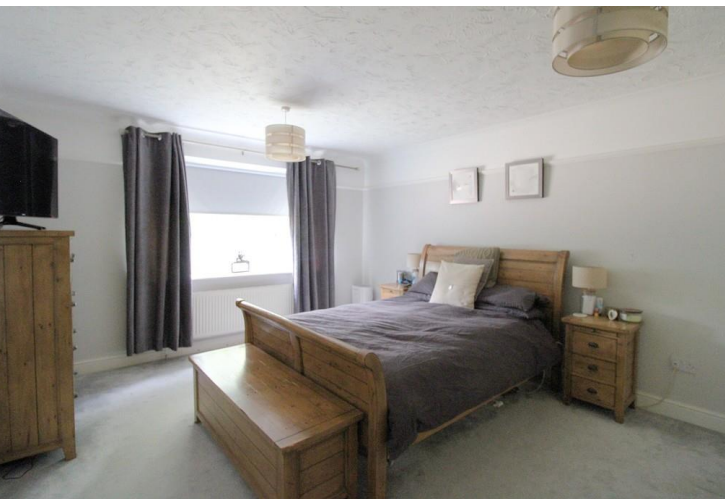
BATHROOM Recently refurbished with double vanity basin, Jack and Jill doors leading to main bedroom, double shower enclosure, jacuzzi bathtub and W/C. Part tiled walls with tile flooring, recessed lighting and window to front.

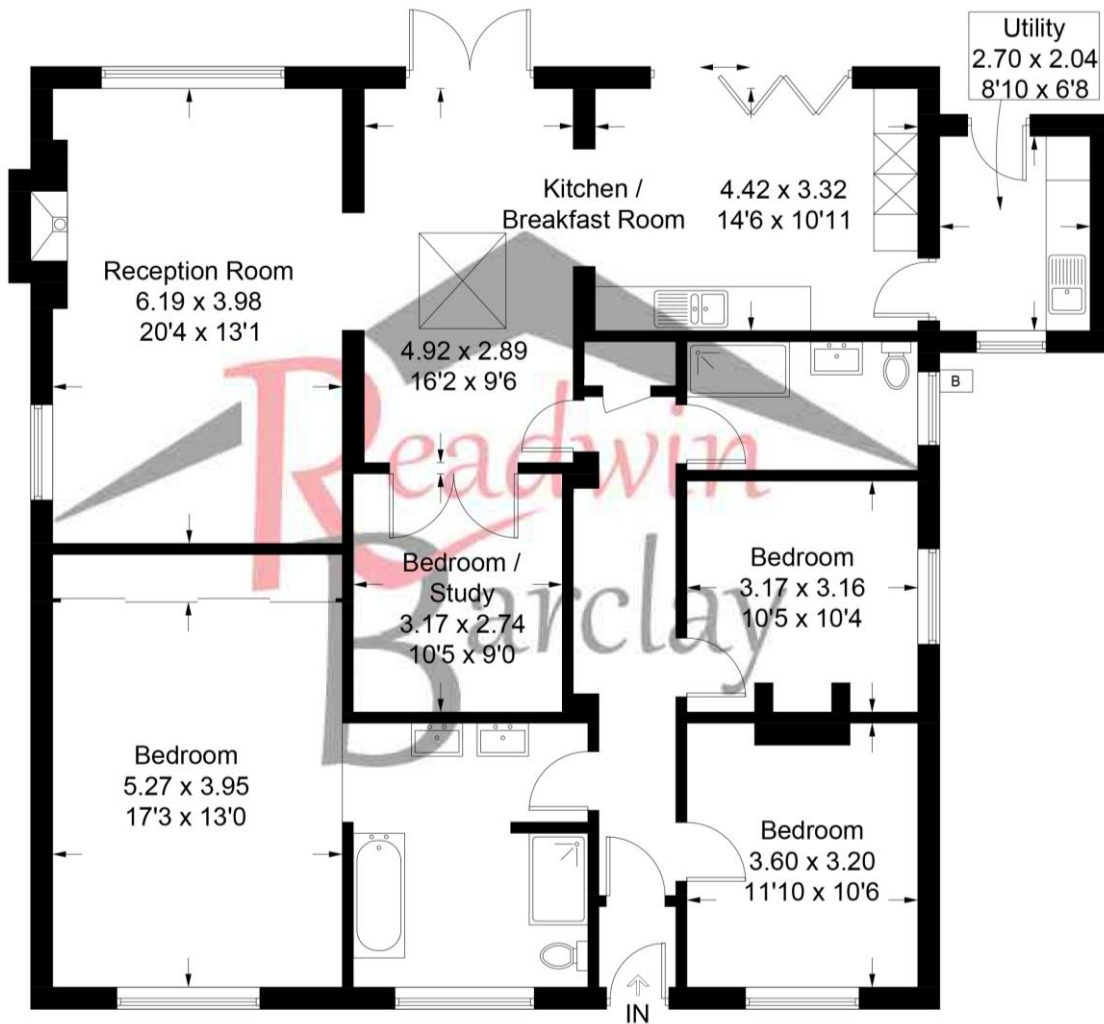
BEDROOM TWO 3' 60" x 3' 20" (2.44m x 1.42m) Double bedroom with carpet flooring, pendant lighting and window to front.

BEDROOM THREE Double bedroom with carpet flooring, pendant lighting and window to side.

BATHROOM Recently refurbished with vanity sink unit, double shower enclosure and W/C. Part tiled with heated towel rail, tiled flooring, recessed lighting and window to side.

OUTSIDE To the front of the property is a large drive, with ample space for parking and a small lawn area. The large, enclosed rear garden is laid mostly to lawn with a landscaped shrub border, raised decking and patio area. The outbuildings include a storage shed, garage/workshop and a summer house which has power, light and a water supply.





COUNCIL TAX BAND

Tax band D

TENURE

Freehold

LOCAL AUTHORITY

Forest Heath District Council

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

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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