



Oaklands Drive, Red Lodge

EPC Rating 83

Guide Price £285,000

- 3 bedroom semi-detached property
- Off-road parking
- Main bedroom with en-suite and storage
- Two further good sized bedrooms
- Enclosed rear garden
- CHAIN FREE
- Gas central heating
- EPC rating - B83
- West Suffolk Council tax band C
- Great transport links to the A11 and A14



OAKLANDS DRIVE, RED LODGE. Offered to market is this three bedroom, semi detached property, with NO CHAIN. Internally the property boasts a spacious living room and kitchen/diner with integrated appliances. With three good sized bedrooms, including the main bedroom with en-suite and storage. Externally the property features a good-sized garden to the rear and ample parking to the side.

ENTRANCE HALL With understairs storage cupboard, pendant lighting and Amtico flooring.

KITCHEN/DINER 17' 1" x 8' 0" (5.21m x 2.44m) A range of white base and wall units, under a grey countertop, with a stainless-steel sink unit. Integrated appliances include, electric oven, gas hob, extractor hood and fridge freezer, with space and plumbing for washing machine and dishwasher. At the opposite end of the room, there is space for a dining table. With Amtico flooring, pendant lighting and window to front.

LIVING ROOM 15' 9" x 15' 4" (4.8m x 4.67m) With patio doors leading to rear garden, Amtico flooring and pendant lighting.

CLOAKROOM Two-piece suite comprising W/C and pedestal hand basin. With Amtico flooring, recessed lighting and window to front.

FIRST FLOOR With loft access and storage cupboard, housing combination boiler.

BEDROOM ONE 12' 5" x 8' 3" (3.78m x 2.51m) Double bedroom with built in storage and en-suite. With carpet flooring, pendant lighting and window to rear.

EN-SUITE Three-piece suite comprising single shower enclosure, pedestal basin and W/C. Part tiled with Amtico flooring and recessed lighting.

BEDROOM TWO 10' 3" x 8' 3" (3.12m x 2.51m)
Double bedroom with carpet flooring, pendant lighting and window to front.

BEDROOM THREE 11' 8" x 6' 7" (3.56m x 2.01m)
With carpet flooring, pendant lighting and window to rear.

BATHROOM Three-piece suite comprising bath with shower attachment, pedestal basin and WC. With heated towel rail, shaver socket, Amtico flooring, pendant lighting and window to front.

OUTSIDE The front of the property features a small gravelled area with landscaped shrubs, and a path leading to the front of the door. To the side, a driveway with parking for two cars. The rear of the property is laid mostly to lawn, with a patio area directly outside the property, with space for garden furniture.

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

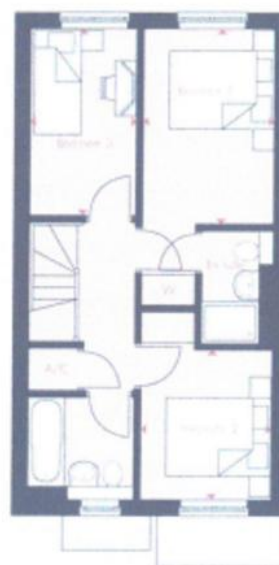


Ground Floor



Living Room	4618mm x 3570mm	15'2" x 11'9"
Kitchen	2454mm x 2086mm	8'1" x 6'10"
Dining Area	2454mm x 2192mm	8'0" x 7'2"

First Floor



Bedroom 1	3744mm x 2483mm	12'3" x 8'2"
Bedroom 2	2863mm x 2483mm	9'5" x 8'2"
Bedroom 3	3577mm x 2000mm	11'9" x 6'7"
Total Area	75.4 sq.m.	811.6 sq.ft.

Predictive Energy Assessment Rating – 80 - 82

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