



Heatherset Way, Red Lodge

EPC Rating 62

Guide Price £325,000

- 4 bedroom detached property
- Off-road parking
- Spacious kitchen/dining area
- Covered outdoor area
- Kitchen with integrated appliances
- Enclosed rear garden
- Oil central heating
- West Suffolk council tax band C
- Close to local amenities
- Great transport links to the A11 and A14



HEATHERSET WAY, RED LODGE. Offered to the market is this spacious, four bedroom, detached property. Only a short walking distance to the local amenities, the current vendors have extended into the garage, providing extra living space. Internally the property boasts a large kitchen and living room, home office, utility room, cloakroom, four double bedrooms and bathroom. Externally a generous garden with a covered decked area, providing a private space to enjoy the garden, and ample parking to the front of the property.



ENTRANCE HALL With understairs storage cupboard, full size storage cupboard, tile flooring and pendant lighting.

LOUNGE 16' 10" x 12' 1" (5.13m x 3.68m) A bright and spacious living room, with a feature fireplace, carpet flooring, pendant lighting and window to front.



KITCHEN/DINER 18' 4" x 10' 5" (5.59m x 3.18m) Modern fitted kitchen with a range of white base and wall units, under a black marble worktop, with white sink unit and tile splashback. Integrated appliances include oven, hob, extractor and dishwasher with space for fridge freezer. With ample space for a dining table, patio doors leading to outside, tiled flooring, pendant lighting and windows to rear.

OFFICE 8' 1" x 8' 6" (2.48m x 2.6m) With carpet flooring, pendant lighting and window to front.

UTILITY ROOM 8' 4" x 8' 3" (2.55m x 2.52m) With space and plumbing for washing machine.

CLOAKROOM Two piece suite, comprising W/C and vanity sink unit.

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

BEDROOM ONE 13' 2" x 9' 1" (4.01m x 2.77m)
Main bedroom, with carpet flooring, pendant lighting and window to rear.

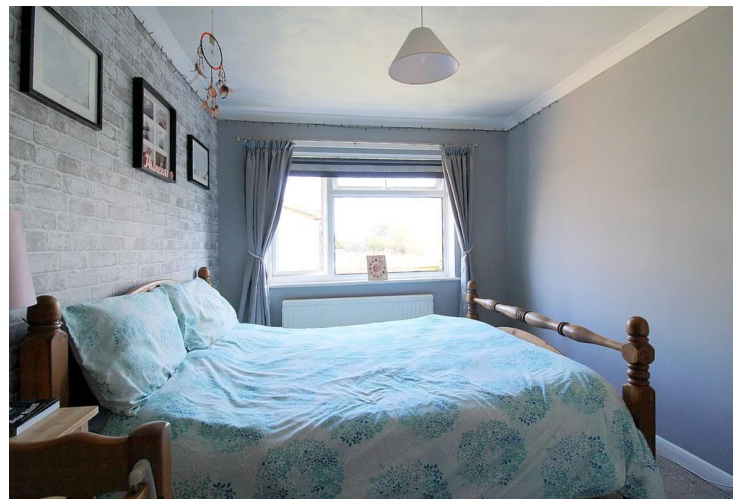
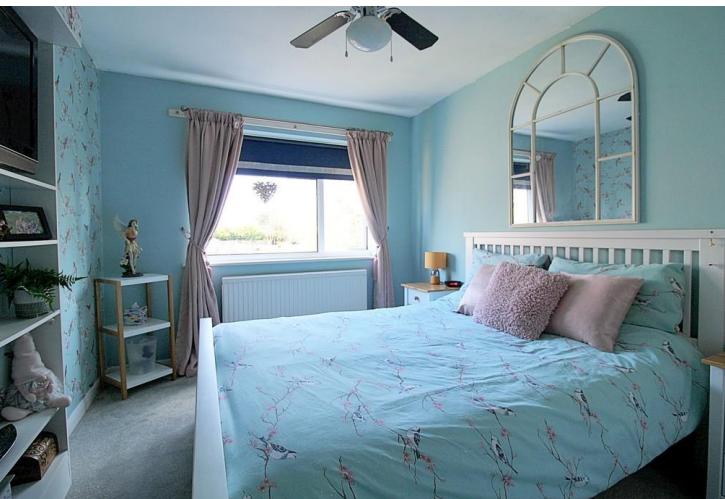
BEDROOM TWO 13' 2" x 8' 10" (4.01m x 2.69m)
Double bedroom with carpet flooring, pendant lighting and window to rear.

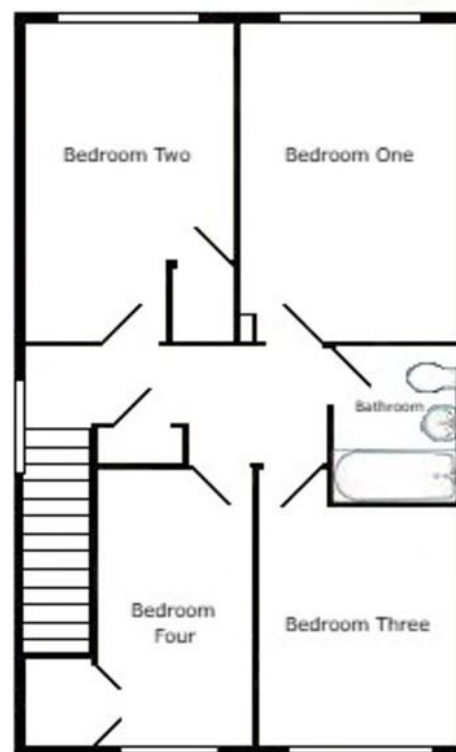
BEDROOM THREE 9' 11" x 8' 3" (3.02m x 2.51m)
Double bedroom with carpet flooring, pendant lighting and window to front.

BEDROOM FOUR Double bedroom with built in storage cupboard, carpet flooring, pendant lighting and window to front.

BATHROOM Three piece suite comprising W/C, vanity sink unit and bath, with shower over. With heated towel rail, tiled floor, pendant lighting and window to side.

OUTSIDE The front of the property is laid mostly to lawn, with a fence around the area, and path leading to the front door. There is parking to the side of the fence. The rear garden is largely grass, with a large decking area. The decking to the side of the kitchen is covered, providing a private outdoor seating area.





COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

West Suffolk Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	62 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