



Bramble Walk, Red Lodge

EPC Rating 78

Guide Price £295,000

- 4 bedroom semi-detached town house
- Main bedroom with en-suite and storage
- Gas central heating
- Garage and off-road parking
- Enclosed rear garden
- EPC Rating 78C
- West Suffolk Council tax band D
- CHAIN FREE
- Close to local amenities
- Great transport links to the A11 and A14



BRAMBLE WALK CHAIN FREE - A delightful 4 bedroom semi-detached house within the community of Red Lodge. This attractive, well-equipped house is in excellent condition and is ideal for families or professionals. Close to local shops and schools and within easy reach of Newmarket, Cambridge and Bury St Edmunds.

KITCHEN/DINING ROOM 15' 4" x 8' 5" (4.67m x 2.57m) To one end, a range of wood effect, base and wall units under a grey worktop. Integrated appliances include oven, gas hob and fridge freezer and dishwasher, with space and plumbing for washing machine. To the other end, ample space for a dining table. With Amtico flooring, a range of pendant and recessed lighting, and bay window to front.



LIVING ROOM 15' 7" x 11' 6" (4.75m x 3.51m) With patio doors leading to rear garden, carpet 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

BEDROOM TWO 15' 7" x 8' 5" (4.75m x 2.57m) Double bedroom with carpet flooring, pendant lighting and windows to rear.



BEDROOM THREE 11' 2" x 8' 7" (3.4m x 2.62m) Double bedroom with carpet flooring, pendant lighting and window to front.

BEDROOM FOUR/STUDY/NURSERY 6' 7" x 6' (2.01m x 1.83m) With carpet flooring, pendant lighting and window to front.

FAMILY BATHROOM Three piece suite comprising W/C, pedestal hand basin and bath with shower over. Amtico flooring and recessed lighting.

SECOND FLOOR

MAIN BEDROOM 17' 8" x 12' (5.38m x 3.66m)

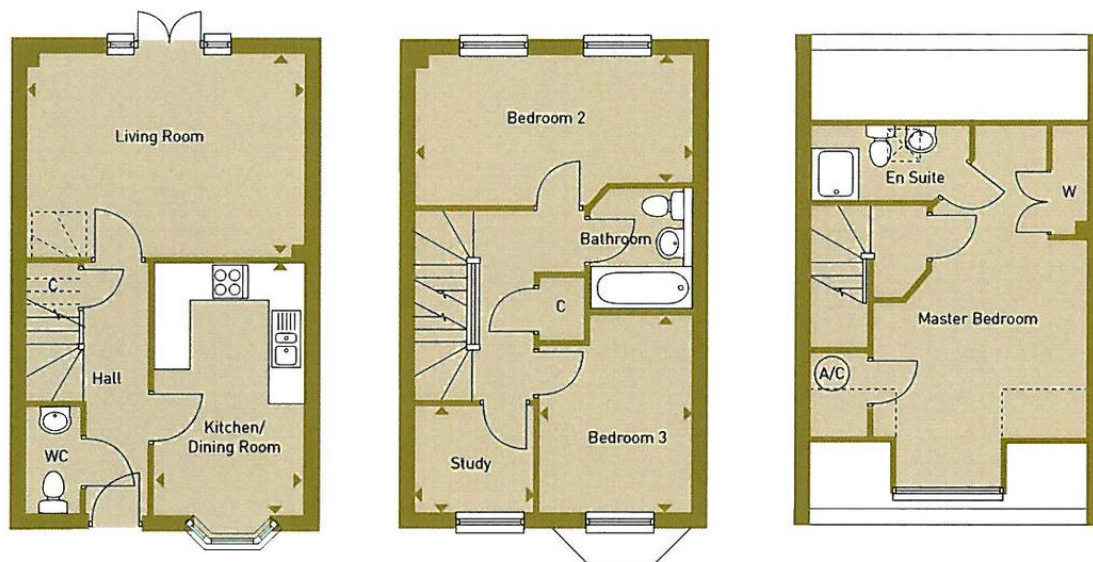
Occupying the entire top floor, double bedroom with storage cupboards and en-suite with double shower, toilet and basin. With carpet flooring, pendant lighting and window to front.

ENSUITE Three piece suite comprising single shower enclosure, W/C and pedestal hand basin. With tile flooring, recessed lighting and velux roof window.

OUTSIDE The front of the property is a small gravelled area, with path leading to front door. The rear garden is laid mostly to lawn, with small paved area directly outside door.

GARAGE AND DRIVEWAY Single car garage with up and over door, with electricity inside. Driveway suitable for tandem parking of two cars.





Ground Floor

First Floor

Second Floor

Kitchen/Dining Room	4.7m x 2.5m	15'4" x 8'5"
Living Room	4.7m x 3.5m	15'7" x 11'6"
Master Bedroom	5.4m x 3.7m	17'8" x 12'0"
Bedroom 2	4.7m x 2.6m	15'7" x 8'5"
Bedroom 3	3.4m x 2.6m	11'2" x 8'7"
Study	2.0m x 1.8m	6'7" x 6'0"
Total area	101.8 sq.m.	1,096 sq.ft.

COUNCIL TAX BAND

Tax band D

TENURE

Freehold

LOCAL AUTHORITY

West Suffolk Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	89 B
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