



Periwinkle Walk, Red Lodge

EPC Rating 85

Guide Price £305,000

- 4 bedroom semi-detached town house
- Allocated off-road parking
- Rear enclosed garden
- Main bedroom with storage and en-suite
- Three further good sized bedrooms
- Kitchen with integrated appliances
- West Suffolk Council tax band D
- EPC rating - B85
- Close to local amenities
- Great transport links to the A11 and A14



PERIWINKLE WALK, RED LODGE Offered to market is this spacious, four bedroom town house. Arranged over three floors this property comprises kitchen/dining room, living room, cloakroom, three good size bedrooms, bathroom and main bedroom with en-suite. Externally the property offers an enclosed rear garden, with storage and ample parking to the back of the property.

ENTRANCE HALLWAY With under stair storage cupboard, wood effect flooring and pendant lighting.

KITCHEN/DINING ROOM 14' 1" x 8' 3" (4.29m x 2.51m) Modern, fitted kitchen, comprising a range of white and wood effect, base and wall units, under a white countertop, with stainless steel sink unit. Integrated appliances include fridge/freezer, oven, gas hob and extractor hood, with space and plumbing for washing machine and dishwasher. With wood effect flooring, a range of recessed and pendant lighting and window to front.

LIVING ROOM 15' 6" x 11' 8" (4.72m x 3.56m) Spacious living room with French doors leading to rear garden, carpet flooring, and pendant lighting.

CLOAKROOM Two piece suite comprising wall mounted hand basin and W/C. With wood effect flooring, recessed lighting and window to front.

BEDROOM TWO 15' 6" x 8' 5" (4.72m x 2.57m) Double bedroom with carpet flooring, pendant lighting and windows to rear.

BEDROOM THREE 11' 4" x 8' 7" (3.45m x 2.62m) Double bedroom with carpet flooring, pendant lighting and window to front.

BEDROOM FOUR 6' 7" x 6' 0" (2.01m x 1.83m)
Bedroom with carpet flooring, pendant lighting and window to front.

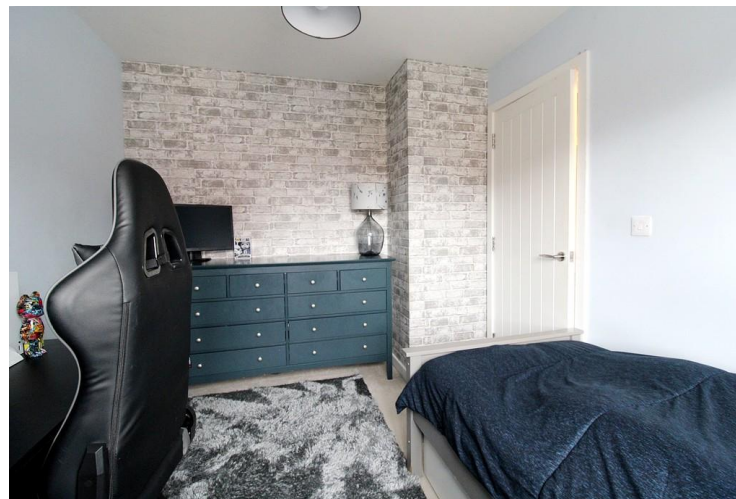
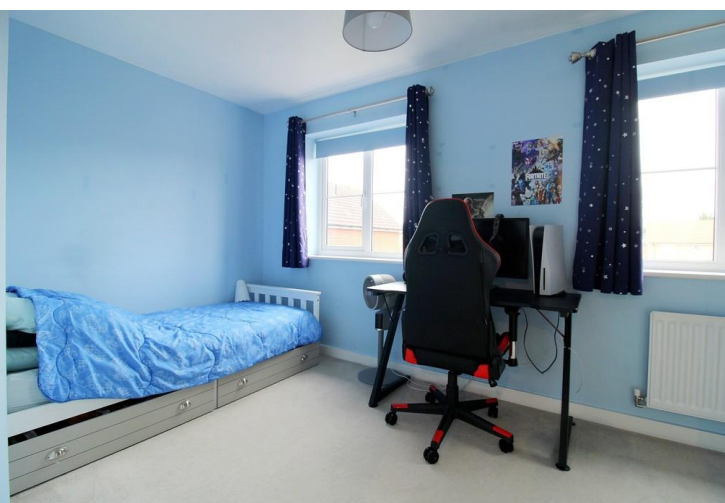
BATHROOM Three piece suite comprising wall mounted basin, W/C and bath with shower over. With heated towel rail, tiled flooring, and recessed lighting.

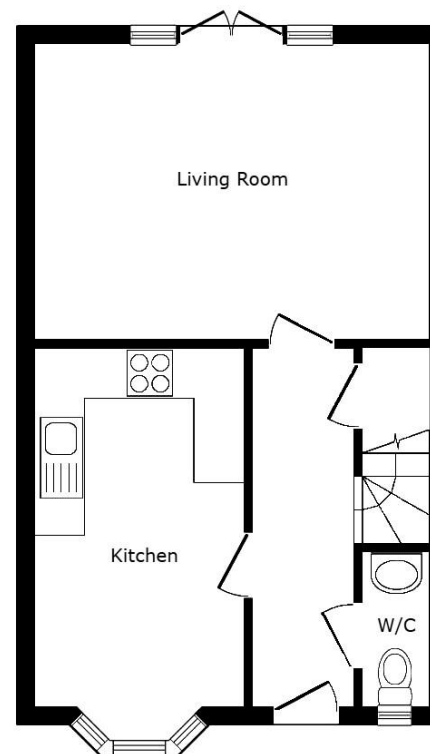
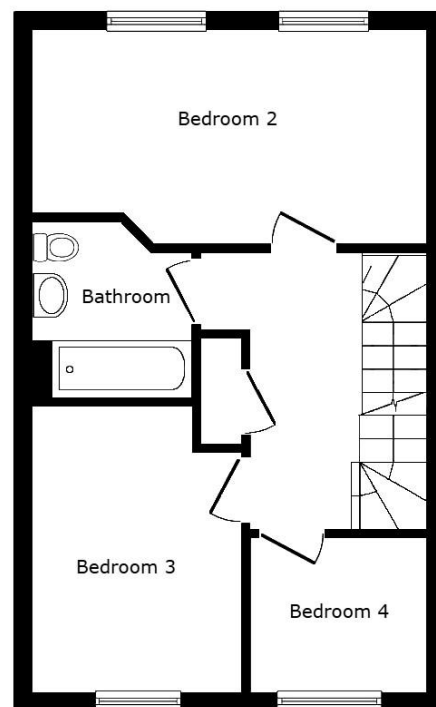
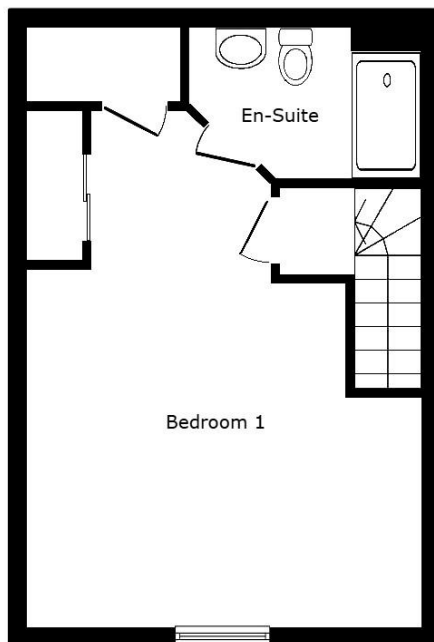
BEDROOM ONE 19' 8" x 15' 6" (5.99m x 4.72m)
Spacious double bedroom with built in wardrobes, full size storage cupboard, carpet flooring, pendant lighting and window to front.

EN SUITE Three piece suite comprising wall mounted hand basin, W/C and double shower enclosure. With shaver socket, heated towel rail, tiled flooring, recessed lighting and window to rear.

OUTSIDE The front of the property is fenced off, mostly laid to lawn, with well manicured shrubs and path leading to front door. To the rear of the property, a large decked area, perfect for outdoor furniture, with a small grass area to the rear. A large storage shed sits to the side of the property.

PARKING Outside of the rear fence, three allocated parking spaces.





COUNCIL TAX BAND

Tax band D

TENURE

Freehold

LOCAL AUTHORITY

West Suffolk Council

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 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