



## Acorn Way, Red Lodge

EPC Rating 75

**Guide Price £410,000**

- 5 bedroom detached property
- Three double bedrooms with en-suites
- Kitchen with integrated appliances
- Seperate dining room
- Gas central heating
- Enclosed rear garden
- West Suffolk Council tax band E
- Off road parking with garage
- CHAIN FREE
- Great transport links to the A11 and A14



**ACORN WAY, RED LODGE** Offered to the market CHAIN FREE, is this 5-bedroom, detached property, with off-road parking. The property benefits from living room, dining room, kitchen, cloakroom, three double bedrooms with en-suite and storage, two further good sized bedrooms and family bathroom. To the side of the property, double length garage with allocated parking. To the rear of the property a generous, enclosed garden, with patio area.

**ENTRANCE HALL** With carpet flooring, pendant lighting and window to front.

**KITCHEN** 18' 7" x 10' 8" (5.66m x 3.25m) A range of wood effect base and wall units, under a black countertop. Integrated appliances include oven, hob, fridge freezer and extractor fan, with space and plumbing for dishwasher and washing machine. With tiled flooring, recessed lighting and window to rear.

**LIVING ROOM** 18' 1" x 10' 2" (5.51m x 3.1m) With electric fire, carpet flooring, pendant lighting and window to front.

**DINING ROOM** 10' 7" x 8' 5" (3.23m x 2.57m) With patio doors leading to rear garden, carpet flooring and pendant lighting.

**CLOAKROOM** Two piece suite comprising W/C and pedestal hand wash basin. With vinyl flooring and recessed lighting.

#### **FIRST FLOOR**

**BEDROOM ONE** 16' 5" x 10' 5" (5m x 3.18m) Double bedroom with en-suite and built in storage. With carpet flooring, pendant lighting and window to front.

**EN-SUITE** Three piece suite comprising single shower enclosure, W/C and pedestal hand wash basin. With vinyl flooring, recessed lighting and window to front.



**BEDROOM FOUR** 10' 8" x 8' 10" (3.25m x 2.69m)  
With built in storage, carpet flooring, pendant lighting and window to rear.

**EN SUITE** Three piece suite comprising single shower enclosure, W/C and pedestal hand wash basin. With vinyl flooring, recessed lighting and window to side.

**BEDROOM FIVE** 8' 9" x 8' 3" (2.67m x 2.51m)  
With built in storage, carpet flooring, pendant lighting and window to rear.

**FAMILY BATHROOM** Four piece suite comprising single shower enclosure, bath, pedestal hand wash basin and W/C. With vinyl flooring, recessed lighting and window to front.

## **SECOND FLOOR**

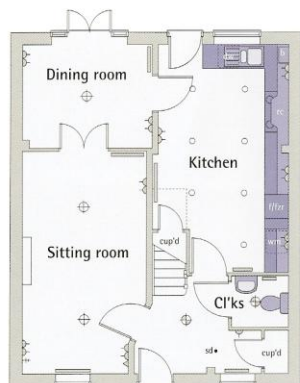
**BEDROOM TWO** 14' 9" x 10' 4" (4.5m x 3.15m)  
Double bedroom with built in storage and en-suite. With carpet flooring, pendant lighting and window to front.

**EN SUITE** Three piece suite comprising single shower enclosure, pedestal hand wash basin and W/C. With vinyl flooring, recessed lighting and skylight window.

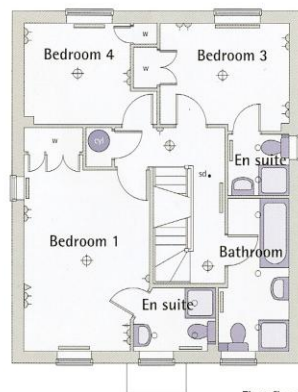
**BEDROOM THREE** 19' 9" x 8' 1" (6.02m x 2.46m)  
With carpet flooring, pendant lighting and windows to front and rear.

**OUTSIDE** To the front of the property, a small lawn area to one side, with path leading to front door and side gate, and gravel to the other side. At the side of the property a off-road parking and garage. The rear of the property benefits from a generous, enclosed garden, with patio area.





Ground floor



First floor



Second floor

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## COUNCIL TAX BAND

Tax band E

## TENURE

Freehold

## LOCAL AUTHORITY

West Suffolk Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	85 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