



Bramble Walk, Red Lodge

EPC Rating 77

Guide Price £285,000

- 3 bedroom link detached house
- Off-road parking
- Main bedroom with en-suite
- Two further good sized bedrooms
- Kitchen with integrated
- Enclosed rear garden
- Gas central heating
- West Suffolk Council tax band C
- Close to local amenities
- Great transport links to the A11 and A14



BRAMBLE WALK, RED LODGE Offered to the market is this 3 bedroom, link detached property. The property benefits from being a short walking distance from local amenities. Internally the property boasts open plan kitchen/dining room, living room, cloakroom, one double bedroom with en-suite and storage, two further good sized rooms and bathroom. Externally there is ample parking, with space to the front of the property and a driveway to the side of the enclosed garden.

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

LIVING ROOM 15' 7" x 11' 6" (4.75m x 3.51m)
With carpet flooring, pendant lighting bay window to side and window to front.

DINING ROOM 16' 0" x 7' 9" (4.88m x 2.36m)
With patio doors leading to rear garden, wood effect flooring and pendant lighting.

KITCHEN 8' 5" x 7' 4" (2.57m x 2.24m) A range of white base and wall units with a marble effect countertop. Integrated appliances include dishwasher, oven, electric hob, extractor fan and fridge freezer, with space and plumbing for washing machine. With wood effect flooring, recessed lighting and window to front.

CLOAKROOM Two piece suite comprising W/C and pedestal hand basin. With wood effect flooring and recessed lighting.

FIRST FLOOR LANDING With storage cupboard housing hot water tank, access to loft, carpet flooring and pendant lighting.

BEDROOM ONE 13' 4" x 11' 5" (4.06m x 3.48m)
Double bedroom with en-suite and storage cupboard. With carpet flooring, pendant lighting and window to front and side.

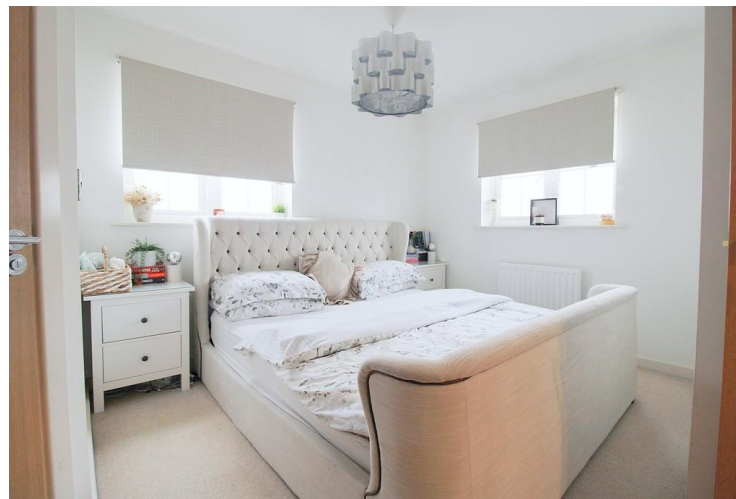
ENSUITE Three-piece suite comprising single shower enclosure, W/C and pedestal hand basin. With vinyl flooring, recessed lighting and window to side.

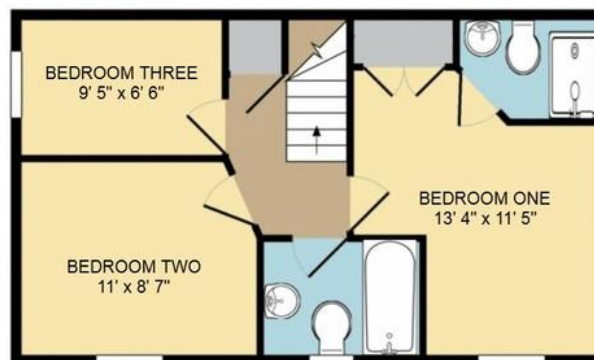
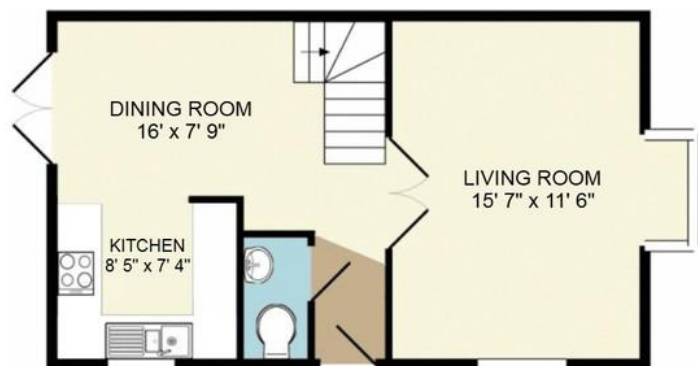
BEDROOM TWO 11' 0" x 8' 7" (3.35m x 2.62m)
Double bedroom with carpet flooring, pendant lighting and window to front.

BEDROOM THREE 9' 5" x 6' 6" (2.87m x 1.98m)
With carpet flooring, pendant lighting and window to side.

BATHROOM Three-piece suite comprising panelled bath with shower over, W/C and pedestal hand basin. With vinyl flooring, recessed lighting and window to front.

OUTSIDE The front of the property is paved, providing parking directly outside. The garden is to the side of the property with a shed with power and gate leading to tandem driveway.





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	77 C	81 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