



## Poppy Close, Red Lodge

EPC Rating 73

**Guide Price £285,000**

- 3/4 bedroom End Terrace town house
- Off road parking and garage
- Main bedroom with en-suite and storage
- Two further double bedrooms
- Open plan kitchen/dining/family room
- EPC Rating 73C
- West Suffolk Council tax band D
- Close to local amenities
- CHAIN FREE
- Good transport links to A14 and A11



**POPPY CLOSE, RED LODGE** Offered to market, CHAIN FREE, is this three/four bedroom town house, in a cul-de-sac location. . With open plan kitchen/dining/living area, living room/bedroom, main bedroom with en-suite and storage, two further double bedrooms with storage, family bathroom and cloakroom, this versatile floorplan suits many different families and needs. The outside of the property features a rear enclosed garden, with parking and garage to the side of the property.

**ENTRANCE HALL** With carpet flooring and pendant lighting.

**KITCHEN** 11' 11" x 11' 0" (3.63m x 3.35m) To one end of the room a range of white base and wall units under a black countertop. Integrated appliances include oven, hob, extractor hood, fridge/freezer, dishwasher and washer dryer. A full size under stairs cupboard, perfect as pantry or appliance storage. With tiled flooring and recessed lighting.

**DINING/FAMILY ROOM** 15' 0" x 9' 9" (4.57m x 2.97m) With patio doors leading to rear garden, tiled flooring and pendant lighting.

**CLOAKROOM** Two piece suite comprising W/C and pedestal hand basin. With vinyl floor, recessed lighting and window to front.

#### **FIRST FLOOR LANDING**

**LIVING ROOM** 15' 0" x 13' 3" (4.57m x 4.04m) With carpet flooring, pendant lighting and windows to rear.

**BEDROOM THREE** 10' 3" x 8' 11" (3.12m x 2.72m) Double bedroom with built in storage. Carpet flooring, pendant lighting and window to front.

#### **SECOND FLOOR LANDING**

**BEDROOM ONE** 13' 3" x 9' 1" (4.04m x 2.77m) Double bedroom with storage and en-suite. With carpet flooring, pendant lighting and velux windows to rear.

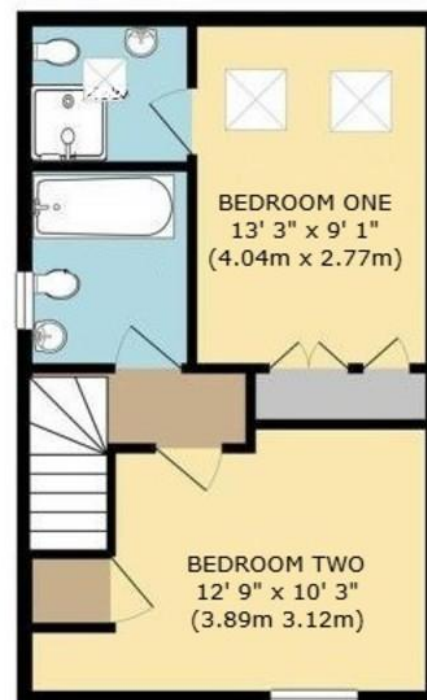
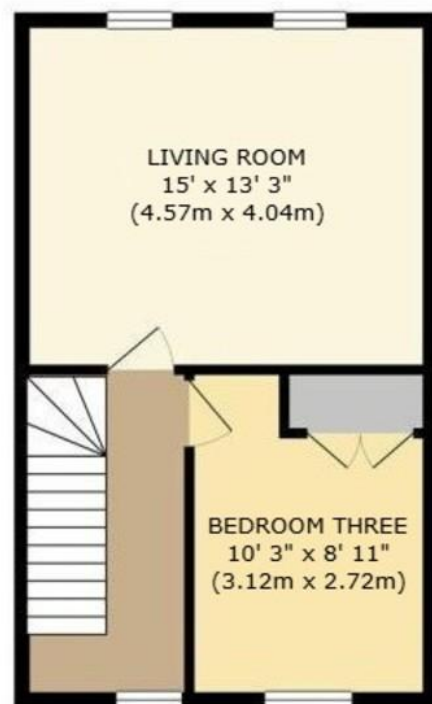
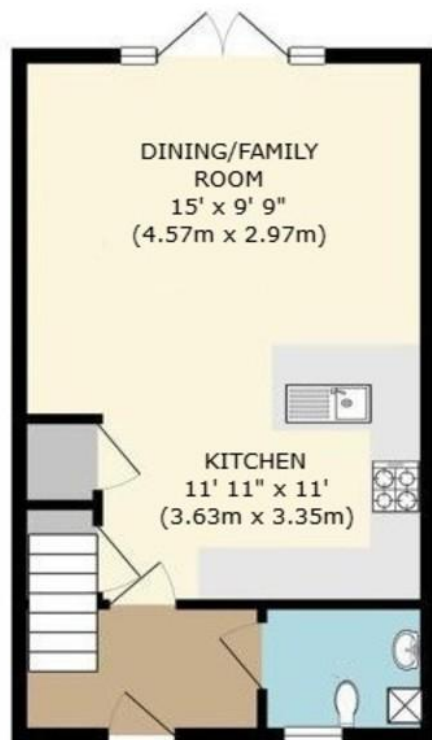
**ENSUITE** Three piece suite comprising single shower enclosure, W/C and pedestal hand basin. With vinyl flooring, recessed lighting and velux window to rear.

**BEDROOM TWO** 12' 9" x 10' 3" (3.89m x 3.12m)  
Double bedroom with built in storage. With carpet flooring, pendant lighting and velux window to front.

**FAMILY BATHROOM** Three piece suite comprising paneled bath with hand shower, W/C and pedestal hand basin. With vinyl floor, recessed lighting and window to side.

**OUTSIDE** The front of the property is mostly laid to lawn, with landscaped hedges around the front and path leading to front door. Off-road parking and garage to the side of the property. The rear garden is laid mostly to lawn with small patio and personnel door to garage.





### 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             | 73 C    | 84 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