





LARGE Impressive detached family home in a non estate position in the popular area of Red Lodge. Incredibly spacious and finished to the highest standard. The property comprises kitchen/diner/family room, utility room, lounge, study and WC on the ground floor, four double bedrooms, two ensuites plus the family bathroom. Externally there is a private driveway with garage, fully enclosed rear garden and large detached games room with bar.

Tenure: Freehold

Council Tax Band: E

EPC: E

Property Type : Detached

Property Construction: Brick and tile

Number & Types of Room: Please refer to the floorplan

Square Footage: 2266 SQFT

Parking: Garage & Driveway

Utilities / Services

Electric Supply: Mains

Heating: Electric Air Source Heating

Water Supply: Mains

Sewerage: Mains

Broadband Connected: Yes

Rights of Way – None that the vendor is aware of
Listed – N/A

Conservation Area – No



ENTRANCE HALL

Italian porcelain tiled floor and oak and glass staircase to the 1st floor.

CLOAKROOM

Window to side, w.c, tiled flooring and vanity unit.

LOUNGE

Windows to side and front and carpet flooring.

KITCHEN/DINER/LOUNGE

Modern high specification white gloss fitted kitchen with a range of wall and base units, window to rear, Italian porcelain tiled floor, integrated double oven, hob, microwave and extractor over, dishwasher, fridge/freezer and island breakfast bar. Bi-fold doors to garden with dining area.

UTILITY ROOM

Wall and base units, sink and plumbing for washing machine.

FIRST FLOOR

MASTER BEDROOM

Double bedroom with window to rear and carpet.

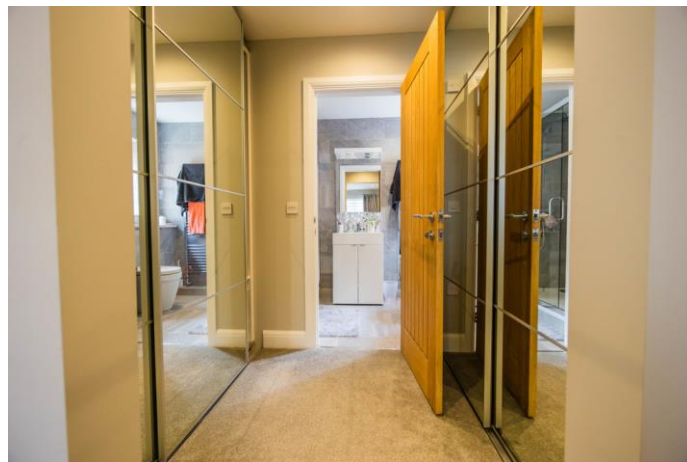
DRESSING ROOM

Double fitted glass sliding wardrobes with a range of hanging storage.

ENSUITE

Double shower cubicle, basin with vanity unit, tiled flooring, tiled walls, window to side and chrome towel rail.







BEDROOM TWO

Double bedroom with carpet flooring, window to rear and fitted wardrobe.

ENSUITE

Shower, chrome towel rail and vanity basin.



BEDROOM THREE

Double bedroom with window to rear, fitted wardrobe and carpet.

BEDROOM FOUR

Fitted cupboard, window to front and carpet.

BATHROOM

Fully tiled with free standing bath, w.c, vanity basin, shower cubicle and chrome towel rail.



OUTSIDE

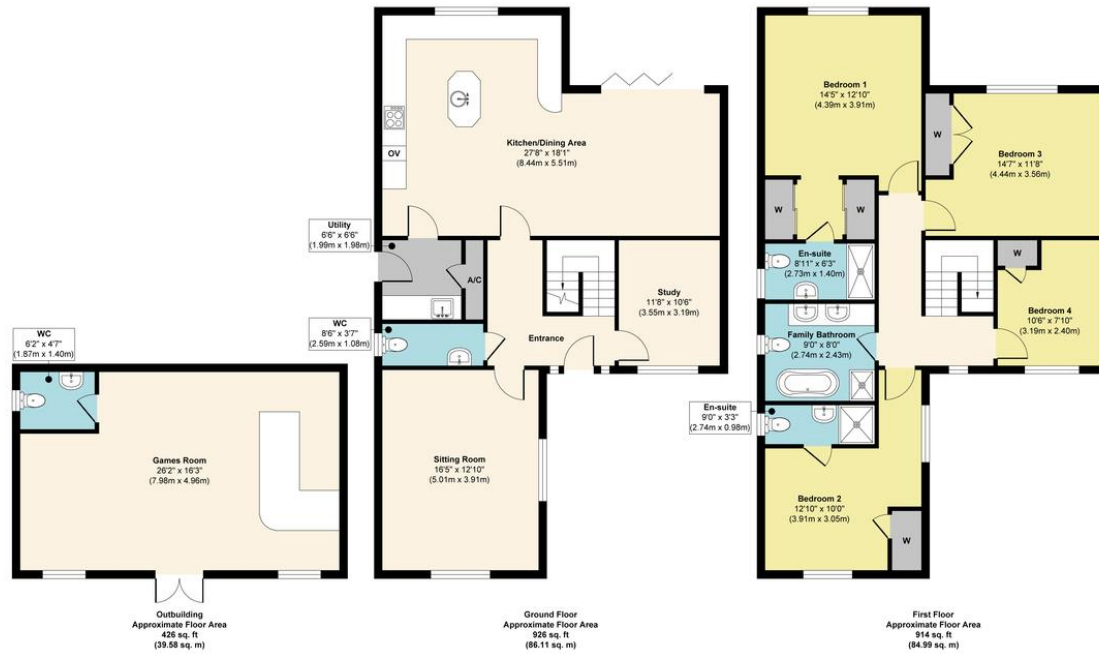
The front of the property benefits from a large driveway with parking for multiple cars. Garage with electric door, side access to rear garden, brick enclosed low wall to front.

The rear garden benefits from a patio area and artificial grass.

GAMES/BAR ROOM

Bespoke luxury garden room currently used as a games room with built in bar. This space could be used as an office or extra bedroom as benefits from a wc.

Turnpike Road, Red Lodge, IP28 8JZ



Approx. Gross Internal Floor Area 2266 sq. ft / 210.68 sq. m

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		