



Orchid Drive

Red Lodge, IP28

Price £415,000

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Description

This superb detached town house is available with NO ONWARD CHAIN and enjoys versatile accommodation across three floors. The house benefits from EXCELLENT TRANSPORT LINKS via the nearby dual carriageway and would make a superb FAMILY HOME or INVESTMENT to local USAF personnel.

Downstairs the house comprises a spacious entrance hall which includes a cloakroom W.C with wash hand basin. There is a lounge with French doors overlooking the rear garden as well as a separate DINING ROOM, kitchen/ breakfast room and UTILITY ROOM. The kitchen offers a range of wall and base level units, 1.5 bowl stainless steel sink unit and INTEGRATED dishwasher, cooker and fridge/ freezer. There are also French doors which open to the rear garden.

The downstairs accommodation is concluded by the UTILITY ROOM which provides additional space for appliances as well as a stainless steel sink and wall mounted gas boiler.

Stairs lead to the first floor landing which includes an airing cupboard housing the hot water cylinder. There are three bedrooms, with an EN SUITE to the largest room, as well as a FAMILY BATHROOM comprising W.C, wash hand basin and a bath. The second floor landing includes a useful storage cupboard and opens into a further two bedrooms as well as a shower room.

Outside the property includes a GARAGE and off street parking space in front, with a side gate access leading into the fully enclosed rear garden. The rear garden backs onto a small copse and is predominantly laid lawn with a patio for seating/ entertaining as well as a personal side door access into the garage.

Measurements

Cloakroom W.C - 5'7" x 2'10"

Lounge - 19'9" x 11'2"

Kitchen/ Dining Room - 16'7" x 10'10"

Utility Room - 6'9" x 5'4"

Dining Room - 10'11" x 8'9"

Bedroom - 13'6" max x 11'1" max

Bedroom (2nd Floor) - 14'10" max x 11'4" max

Bedroom (2nd Floor) - 11'3" max x 11'3" max

Bedroom - 11'2" x 9'10"

Bedroom - 9'8" x 7'11"

Family Bathroom - 9'10" x 6'4"

En Suite - 8'5" x 6'00"

En Suite (2nd Floor) - 7'8" x 5'8"

Agents Note

There is a management charge of approx £250 per annum which is payable to Remus Management.

Photographs taken prior to current tenants moving in.

Council Tax Band - West Suffolk, E.

Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied

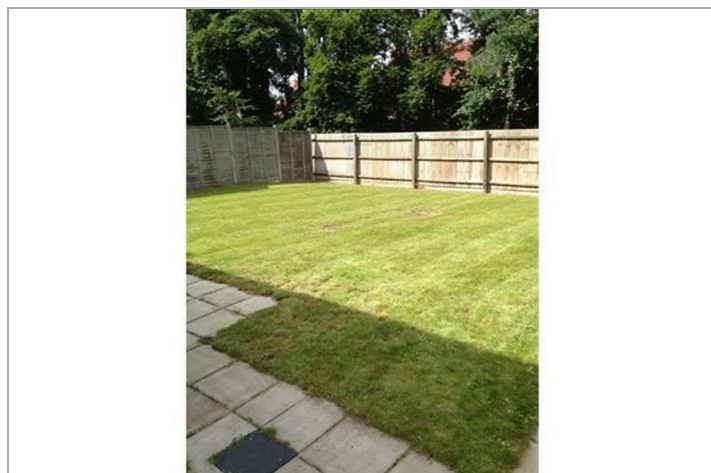
Tel: 01842 818282

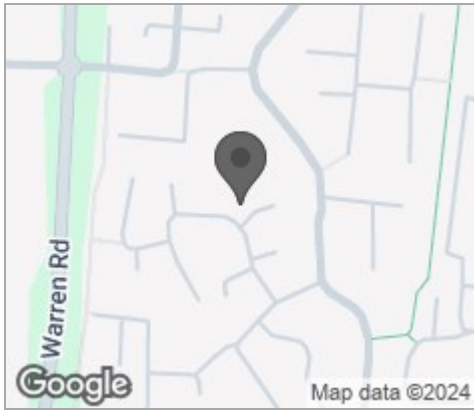
upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.





Ground Floor



First Floor

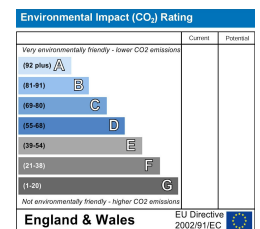
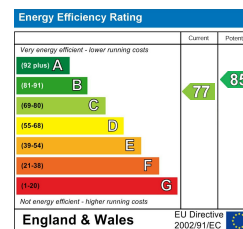


Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Viewing

Please contact our Brandon Office on 01842 818282 if you wish to arrange a viewing appointment for this property or require further information.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

49A HIGH STREET, BRANDON, SUFFOLK, IP27 0AQ

TEL: 01842 818282 EMAIL: INFO@MOLYNEUXESTATEAGENTS.CO.UK WWW.MOLYNEUXESTATEAGENTS.CO.UK