



# Tarragon Walk

Red Lodge, IP28

Offers over £300,000

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## Description

This superb FAMILY HOME is available with NO ONWARD CHAIN and is well situated on the outskirts of Red Lodge village. Red Lodge offers EXCELLENT TRANSPORT LINKS to the nearby USAF air bases as well as Newmarket, Cambridge, London and Norwich via the A11 dual carriageway. This particular house is within walking distance of the local Red Lodge Steakhouse, a newly built Tesco Express and a short drive (1.1 miles) to Nisa convenience shop.

Downstairs the house comprises a welcoming and spacious entrance hall which includes stairs to the first floor landing, a useful understairs storage cupboard and a cloakroom W.C with wash hand basin. There is a lounge as well as a spacious kitchen/ dining room which offers a range of wall and base level units, 1.5 bowl stainless steel sink, INTEGRATED cooker and electric hob with extractor hood over, space for a fridge freezer and dishwasher as well as French doors leading outside to the rear garden. The downstairs accommodation is concluded by a UTILITY ROOM which includes a stainless steel sink, wall mounted boiler and additional space for appliances.

Upstairs there are two useful storage cupboard upon the first floor landing as well as a loft access hatch. The property benefits from FOUR BEDROOMS with an impressive master bedroom that includes BUILT IN WARDROBES and an EN SUITE shower room. The family bathroom comprises W.C, wash hand basin and a bath with shower attachment over.

Outside the property offers a fully enclosed rear garden which is predominantly laid to lawn. There is a rear gate access with a short pathway leading to the single garage with a parking space in front, which is also accessible via Berberis Drive.

## Measurements

Cloakroom W.C - 5'6" x 3'3"

Lounge - 12'11" x 12'6"

Kitchen/ Dining Room - 19'5" x 10'7"

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

Bedroom - 12'10" max x 11'7" max

En Suite Shower Room - 7'9" x 4'2"

Bedroom - 10'3" max x 9'5" max

Bedroom - 10'7" max x 8'11" max

Bedroom - 8'5" x 8'5"

Family Bathroom - 7'10" x 6'4"

## Agents Note

There is an annual service charge of approx £191.21 payable to First Port Property Services. This was last paid in January 2024 to cover the period 1st January 2024 - 31st December 2024.

Council Tax Band - D

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.

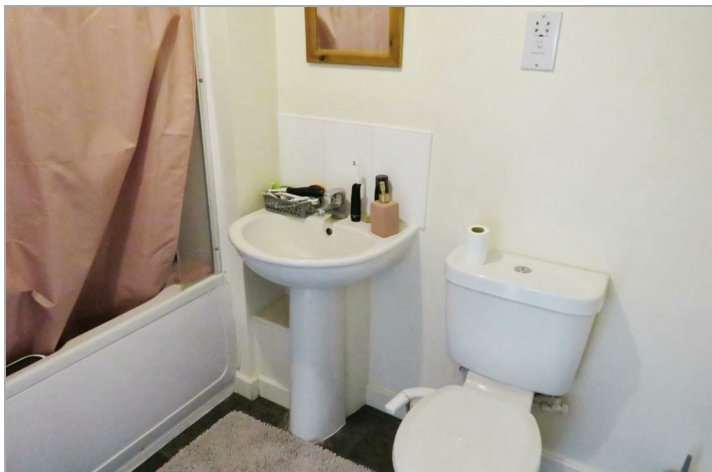
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements. Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

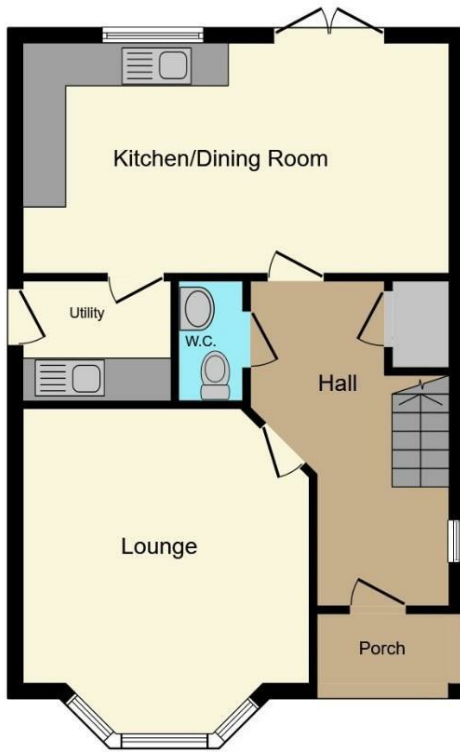
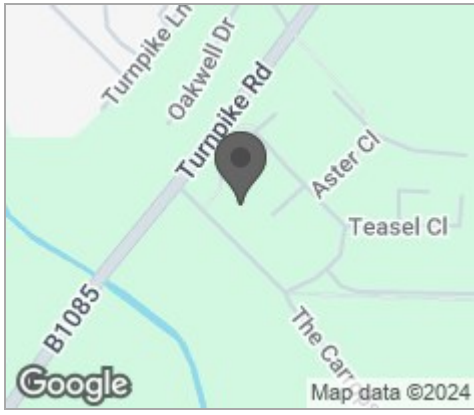
Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to

Tel: 01842 818282

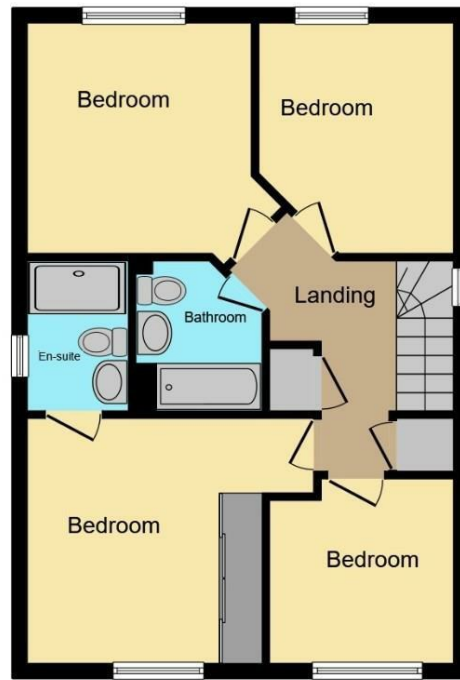
this.

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

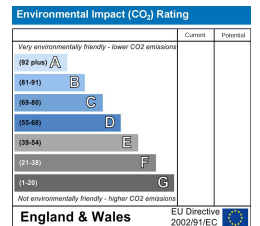
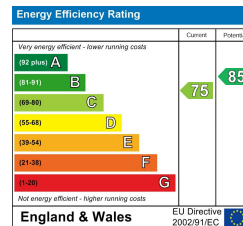


First Floor

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.

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