



**Carnation Way, Red Lodge IP28 8TW**

**welcome to**

## **Carnation Way, Red Lodge Bury St. Edmunds**

A well presented semi-detached house located in a cul-de-sac position within the expanding village of Red Lodge offering three bedrooms, the addition of a conservatory and garage. Viewing highly recommended.

### **Entrance Hall**

With radiator, stairs leading to first floor and double doors opening to:

### **Living Room**

13' x 11' 11" ( 3.96m x 3.63m )

With two radiators, under stairs storage cupboard, double glazed window to front aspect and door to:

### **Kitchen/Diner**

15' 3" x 9' 5" ( 4.65m x 2.87m )

Fitted with a range of base units and drawers with work surfaces over to two sides, matching wall units, inset one and a half bowl sink with mixer tap, built in eye level double oven, ceramic hob with chimney style extractor over, spaces for large fridge/freezer, washing machine and dishwasher, wall mounted oil fired boiler, radiator, double glazed window to rear aspect and double glazed double doors opening to:

### **Conservatory**

9' 5" x 7' 8" ( 2.87m x 2.34m )

Of UPVC construction with radiator, double glazed windows to two sides and double glazed French doors opening to rear garden.







### **First Floor Landing**

With loft access, storage cupboard and doors to:

### **Bedroom One**

11' 4" x 8' 9" max ( 3.45m x 2.67m max )

With radiator, wall mounted air conditioning unit and double glazed window to rear aspect.

### **Bedroom Two**

11' 4" x 8' 9" max ( 3.45m x 2.67m max )

With radiator and double glazed window to front aspect.

### **Bedroom Three**

8' x 7' 10" ( 2.44m x 2.39m )

With radiator, fitted wardrobe and double glazed window to front aspect.

### **Family Bathroom**

Fitted with a suite comprising panel enclosed bath with mixer tap and electric shower over, pedestal wash hand basin, low level w.c, part tiled, radiator and double glazed window to rear.

### **Outside**

To the front of the property there is a shallow open garden laid to slate with a pathway leading to the front door. To the side of the property there is a driveway leading to the single garage. Gated access leads to the rear garden which is neatly presented and for ease of maintenance with a paved patio area opening to a shingled garden fully enclosed by fencing. Within the garden is a storage shed and oil tank.

### **Agents Note**

Please note the heating to the property is served by oil. Please contact the branch for further details.



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## Carnation Way, Red Lodge

- Semi-Detached
- Well Presented
- Cul-De-Sac Position
- Conservatory
- Three Bedrooms

Tenure: Freehold  
EPC Rating: Awaited  
Council Tax Band: B

guide price

**£260,000**



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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com](http://www.focalagent.com)

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