



Tarragon Walk
Red Lodge, IP28 8XH
Guide Price £350,000

1 Tarragon Walk, Red Lodge, IP28 8XH

A spacious and well presented four bedroom detached home on the edge of this popular village.

Red Lodge provides excellent access to the A11 and is approximately 20 minutes from North Cambridge. The village offers many amenities and has a growing village centre to support a busy but convenient lifestyle. The village has a primary school and surgery and is a popular with families.

A large kitchen/diner and living room with views over the garden plus a separate utility room complete the accommodation downstairs. On the first floor there are four bedrooms with an ensuite to the master plus a family bathroom.

Externally, a fully enclosed rear garden providing access to a garage and additional off road parking.

Offered with no upward chain, this property must be seen to be fully appreciated.

Accommodation Details:

With fully glazed entrance door leading through to the:

Entrance Hall

With staircase rising to the first floor and storage cupboard under, radiator and door through to the:

Living Room 21'3" x 11'9" (6.48 x 3.60)

Good sized living room with TV connection point, radiator, window to the front aspect and French doors out to the rear garden.

Bathroom 8'3" x 6'8" (2.52 x 2.04)

Three piece bathroom suite comprising a low level WC, pedestal hand basin, panelled bath with wall mounted shower, radiator and obscured window to the front aspect.

Kitchen 21'2" x 10'3" (6.47 x 3.13)

Modern fitted kitchen with a range of matching eye and base level storage units and working surfaces over, inset stainless steel sink and drainer with hot and cold tap over, integrated oven and hob with extractor hood above, space for a dishwasher and fridge/freezer. Two radiators, windows to the front and rear aspect and door through to the utility.

Utility 6'5" x 5'3" (1.98 x 1.61)

With inset stainless steel sink and drainer with hot and cold tap over, space for a washing machine, cupboard housing the gas boiler, radiator and rear external door.

WC

Low level WC and hand basin.

First Floor Landing

With storage cupboard and access through to the bedrooms and bathroom.

Bedroom 1 12'0" x 10'9" (3.68 x 3.30)

Double bedroom with fitted wardrobes, radiator, window to the rear aspect and door through to the:

Ensuite

Comprising a low level WC, pedestal hand basin, walk-in shower with glass sliding door, radiator and obscured window to the rear aspect.

Bedroom 2 12'7" (to recess) x 10'4" (3.86 (to recess) x 3.15)

Double bedroom with radiator and window to the rear aspect.

Bedroom 3 12'1" x 8'2" (3.70 x 2.50)

Double bedroom with radiator and window to the front aspect.

Bedroom 4 9'8" x 8'3" (2.95 x 2.52)

Double bedroom with radiator and window to the front aspect.

Outside - Front

Enclosed by mature hedging, pathway leading up to the front entrance and outdoor lighting.

Outside - Rear

A well landscaped rear garden mostly laid to lawn. Paved patio area with pathway leading to the rear pedestrian gate providing access to the garage.

Garage

With power and lighting.

Property Information:

EPC - C

Tenure - Freehold

Council Tax Band - D (West Suffolk)

Property Type - Detached House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 113 SQM

Parking – Garage & Off-Road Parking

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

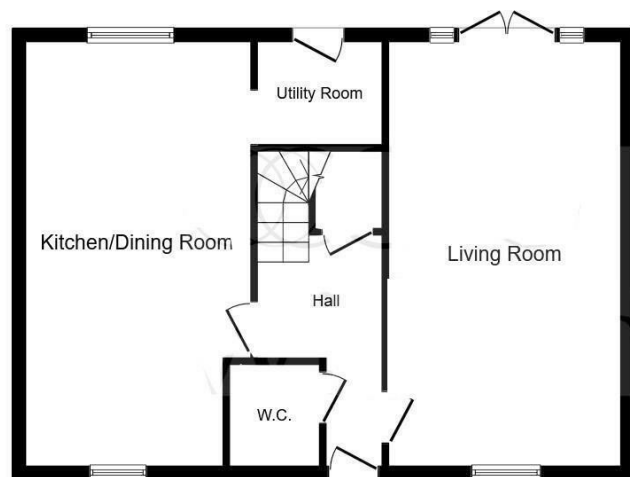
Heating sources - Gas

Broadband Connected - tbc

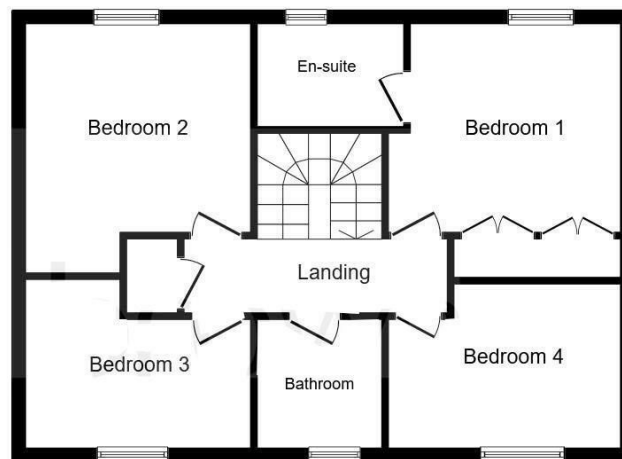
Broadband Type – Ultrafast available, 1800Mbps download, 220Mbps upload

Mobile Signal/Coverage – Ofcom advise limited on all networks

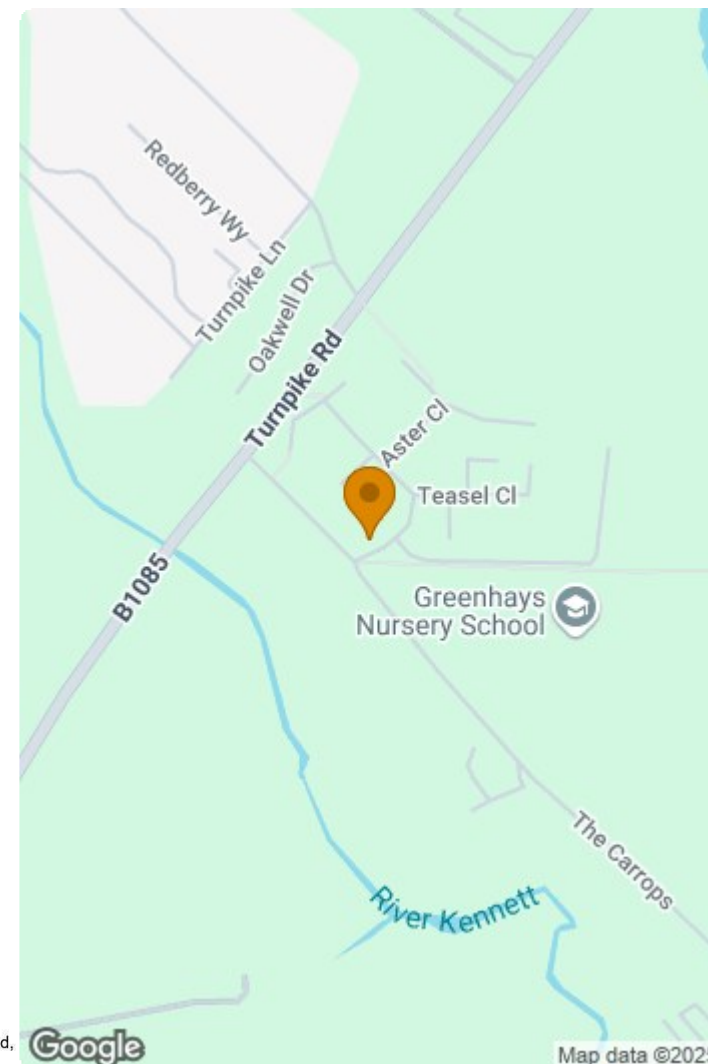
Rights of Way, Easements, Covenants – None that the vendor is aware of



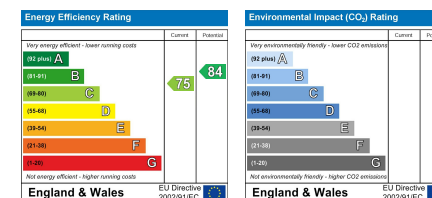
Ground Floor



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 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).



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