



Parsley Close, Red Lodge IP28 8GP

Guide Price £475,000

MA
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A superb opportunity to purchase an attractive flint-frontage family home occupying a privileged position on the edge of this development and with some lovely open views to front overlooking local playing fields.

Cleverly planned and offering well configured accommodation throughout, this property offers spacious entrance hall, living room, sitting room/dining room, kitchen/breakfast room, utility room, cloakroom, four good size bedrooms (ensuite to master) and a family bathroom. Benefiting from gas fired heating and double glazing.

Externally the property offers excellent off road parking and extensive driveway providing parking for several vehicles, detached double garage and fully enclosed rear garden.

No chain – viewing recommended.

Entrance Hallway

With stairs rising to first floor. Doors leading to all ground floor rooms.

WC

Fitted with a low level WC and hand basin. Heated towel rail.

Kitchen/Breakfast Room

15'3" x 10'5"
Fitted with a range of matching eye and base level storage units with work top surface over. Stainless steel sink and drainer with pull out mixer tap. Tiled splashbacks. Integrated oven. 4 ring gas hob with extractor hood over. Integrated fridge freezer. Integrated dishwasher. Window to front aspect. Patio doors leading to rear garden.

Utility Room

6'7" x 5'1"
Fitted with base level storage units. Stainless steel sink with mixer tap over. Space and plumbing for washing machine. Door to rear garden.

Family/Dining Room

15'3" x 10'0"
With windows to front and side aspects.

Living Room

19'3" x 12'11"
Feature fire place. Windows to side aspect and bifold doors leading to patio area.

First Floor Landing

With doors leading to all bedrooms and bathroom. Cupboard housing hot water cylinder. Window to rear aspect.

Master Bedroom

19'3" x 13'1"
Fitted wardrobes. Storage cupboard. Windows to both side aspects and door to:

En-Suite

Suite comprising of a concealed cistern low level WC. Hand basin with vanity unit. Shower cubicle. Heated towel rail. Obscured window to side aspect.

Bedroom 2

15'3" x 10'1"
Storage cupboard. Windows to front and side aspects.

Bedroom 3

12'3" x 7'8"
Window to front aspect.

Bedroom 4

8'8" x 7'2"
Window to rear aspect.

Bathroom

Suite comprising of combination WC and hand basin vanity unit. P shaped whirlpool bath with double shower heads over. Storage cupboard. Heated towel rail and obscured window to front aspect.

Outside - Front

Fenced pathway leading to front door.

Outside - Rear

Fully enclosed rear garden. Paved patio area with wooden pergola. Grassed arear bordered by trees and shrubberies. Garden shed. Gated access to double garages.

Garage

18'4" x 16'4"
Double garage with two up and over doors.

Location

Red Lodge is a popular and well-served village located in Suffolk, England. The village offers a range of amenities, including local shops, cafes, and a community centre. Red Lodge Primary School provides education for younger children, while secondary students

typically attend nearby schools in the surrounding towns. The village is well-connected with access to transport links, making it convenient for commuters, and is surrounded by scenic countryside, offering opportunities for outdoor activities. Additionally, Red Lodge features parks and recreational spaces, enhancing its appeal for families.

Property Information

EPC - C
Tenure - Freehold
Council Tax Band - E - West Suffolk
Property Type - Detached House
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 140 SQM
Parking – Driveway and double garage
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 good on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of

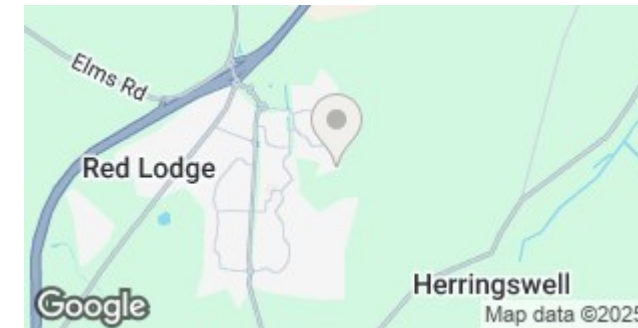


Approximate Gross Internal Area 1512 sq ft - 140 sq m (Excluding Garage)

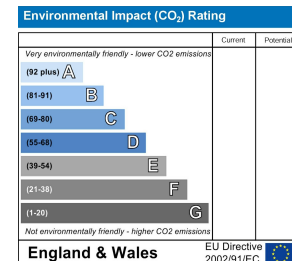
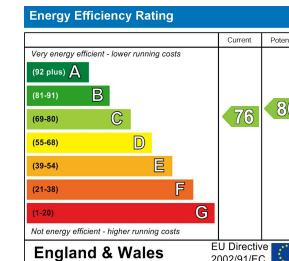
Ground Floor Area 756 sq ft – 70 sq m

First Floor Area 756 sq ft – 70 sq m

Garage Area 301 sq ft – 28 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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