



23 Aspen Way  
Red Lodge, IP28 8GU  
Asking Price £375,000

**shires**  
residential



**Four bedroom detached house in popular location offering separate dining room and utility room as well as garage, driveway and enclosed rear garden.**

### **HALL**

Radiator. Stairs to first floor. Doors to cloakroom, lounge, dining room and kitchen. UPVC window to side.

### **LOUNGE**

12'10 x 10'10 (3.91m x 3.30m)  
UPVC bay window to front. Radiator.

### **CLOAKROOM**

5'7 x 3'11 (1.70m x 1.19m)  
WC. Obscure glazed window to side.  
Hand wash sink. Radiator.

### **DINING ROOM**

11'8 x 10'9 (3.56m x 3.28m)  
Bay window to side. UPVC patio doors to rear. Radiator.

### **KITCHEN**

12'5 x 9'4 (3.78m x 2.84m)  
Grey fronted base and wall units with drawers to three sides, work top over. Window to rear. Window to side. Spaces for fridge, freezer and dishwasher. Hotpoint built in under oven with hob and extractor.

### **UTILITY ROOM**

6'8 x 5'5 (2.03m x 1.65m)  
Ideal wall mounted boiler. Space for washing machine, base units to one side with work top over. Door to side.

### **FIRST FLOOR LANDING**

Window to side. Doors to all four bedrooms and bathroom. Two storage cupboards. Loft access with ladder, light and power.

### **BEDROOM ONE**

12'5 x 9'3 (3.78m x 2.82m)  
Radiator. Window to front. Built in wardrobes. Door to en-suite.

### **EN-SUITE**

9'4 x 3'10 (2.84m x 1.17m)  
Hand wash basin with mixer tap. WC.  
Double shower cubicle with sliding doors.  
Obscure glazed window to side. Radiator.

### **BEDROOM TWO**

10'9 x 9'6 (3.28m x 2.90m)  
Window to rear. Radiator.

### **BEDROOM THREE**

10'9 x 9'4 (3.28m x 2.84m)  
Window to rear. Radiator.

### **BEDROOM FOUR**

6'7 x 6'5 (2.01m x 1.96m)  
Window to front. Radiator.

### **BATHROOM**

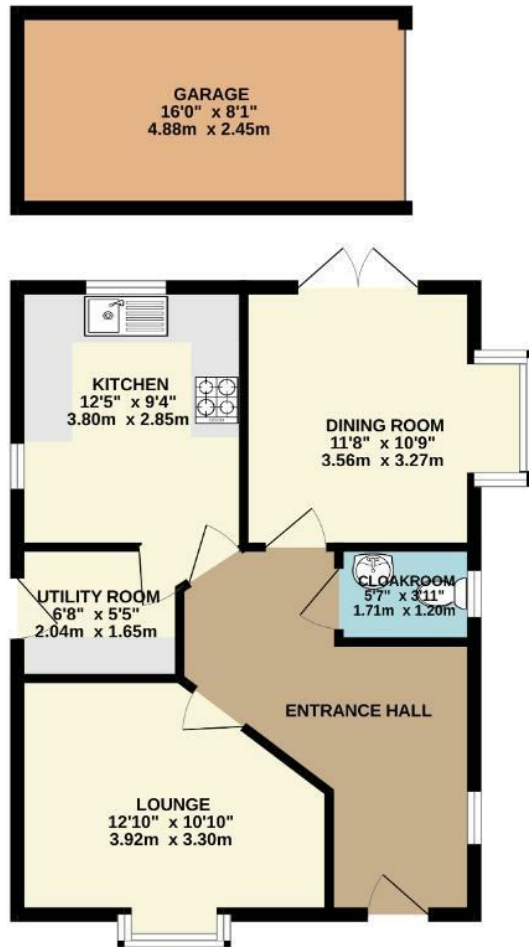
6'10 x 5'6 (2.08m x 1.68m)  
Bath with mixer tap and shower attachment. WC. Hand wash basin with mixer tap. Obscure glazed window to side.

### **OUTSIDE**

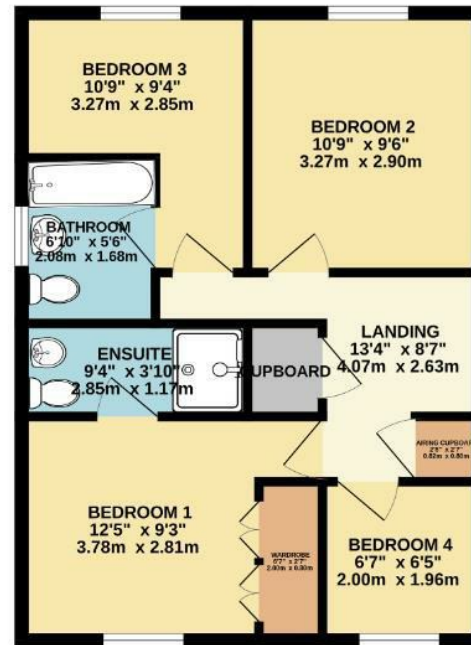
To the rear is a lawned garden with gate leading to driveway, patio area. Single garage with up and over door, light and power. To the front, recessed door, low maintenance shingled front garden. To the side is established shrubs.



GROUND FLOOR  
633 sq.ft. (58.8 sq.m.) approx.



1ST FLOOR  
488 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA: 1121 sq.ft. (104.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B		74	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



