



4 Hawkers Street
Red Lodge, IP28 1AG
Offers In Excess Of £299,995

shires
residential

An immaculate semi-detached house conveniently located on a sought after residential estate in Red Lodge, within easy access to all main routes and within walking distance to local amenities. The property offers bright and airy accommodation throughout to include entrance hall, cloakroom, living room, kitchen/breakfast room, three bedrooms, en suite shower room to master and family bathroom. Externally the property includes a driveway providing off-road parking and an enclosed south facing garden to the rear with two sheds.

ENTRANCE HALL

With door leading from front aspect, stairs rising to first floor and doors leading to downstairs cloakroom and living room.

CLOAKROOM

Suite comprising pedestal wash hand basin, low level WC with dual flush, radiator.

LIVING ROOM

Light and airy living room with window to front aspect, radiator.

KITCHEN / BREAKFAST ROOM

Spacious open plan room with window and double doors to rear aspect, under stairs storage cupboard. A range of wall and base mounted units with work surfaces over, electric oven/hob with extractor hood over, stainless steel sink and drainer, integrated dishwasher, fridge/freezer and washer dryer, radiator.

BEDROOM ONE

Generous double bedroom with window to front aspect, radiator, door leading to en-suite.

EN-SUITE

Suite comprising shower cubicle, pedestal wash hand basin, low level WC with dual flush, radiator and window to side aspect,

BEDROOM TWO

Good sized double bedroom with radiator and window to rear aspect.

BEDROOM THREE

Bedroom with radiator and window to front aspect.

FAMILY BATHROOM

Suite comprising panelled bath with thermostatic shower over, pedestal wash hand basin, low level WC with dual flush, heated towel rail and window to rear aspect.

OUTSIDE

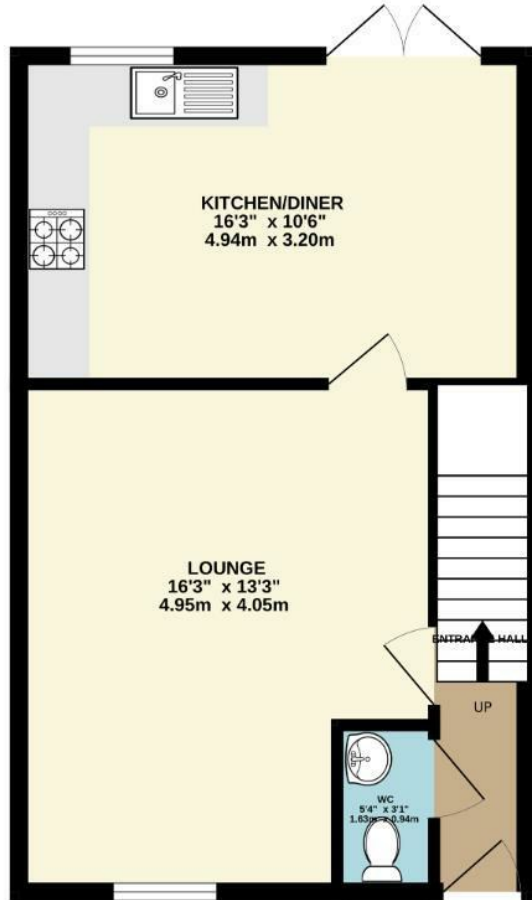
To the front of the property there is a private driveway which provides off-road parking for approx. 3 vehicles. A gate to the side leads to an enclosed south facing rear, private garden mainly laid to lawn, with a paved seating area and two garden sheds.

SERVICES

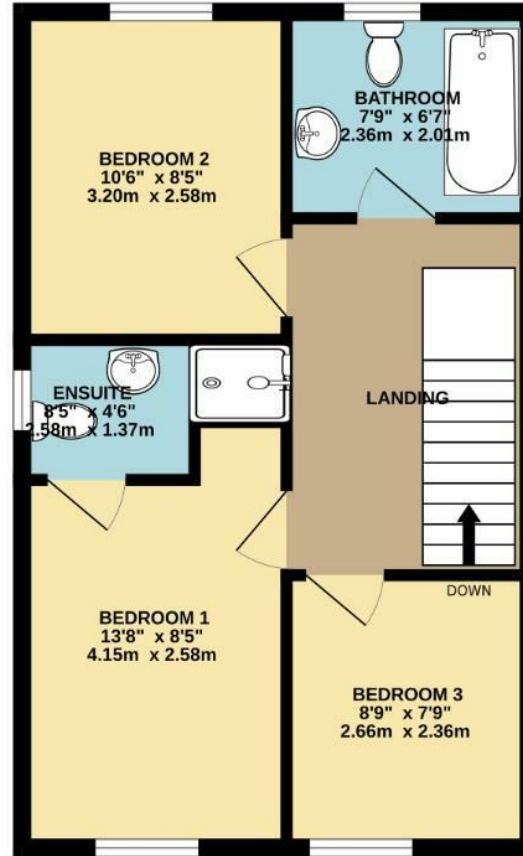
Mains electric, water and drainage connected.
Gas central heating.



GROUND FLOOR
434 sq.ft. (40.3 sq.m.) approx.



1ST FLOOR
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 867 sq.ft. (80.6 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			97
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating			
Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

