



**14a Laurel Close
Red Lodge, Suffolk**

**DAVID
BURR**



14a Laurel Close, Red Lodge, Suffolk IP28 8LN

Red Lodge is a growing community administered by West Suffolk Council. It has new homes from a variety of building companies centred on the Kings Warren development at the northern end of the village. Currently, community facilities include an Ecumenical church, village hall and venue (known as the Millennium Centre), a sports pavilion with tennis courts, a five-a-side football pitch and allotments. There are two primary schools both recently rated by OFSTED as good and the village centre has a convenience store, fish and chip shop and pharmacy.

A deceptively spacious and very well-presented three-bedroom detached bungalow positioned at the far end of a quiet cul-de-sac in Red Lodge. The property has been significantly improved over recent years to now offer stylish and simplistic accommodation consisting of an entrance hall, sitting room, kitchen/dining room, three bedrooms, and a family bathroom. Externally boasting a paved driveway, single garage and a well-presented rear garden.

A recently improved three-bedroom detached bungalow measuring in excess of 1,000 sq.ft of accommodation.

Ground Floor

ENTRANCE HALL With access to the loft and airing cupboard and doors leading to:

KITCHEN A recently renovated space with matching base and wall units providing ample storage. With stone worktops over and integrated appliances including dishwasher, fridge-freezer as well as a Neff double oven and matching induction hob with integrated condensing extractor. The kitchen is finished off with a butler sink and mixer tap, complimented by stylish backsplash tiling and window to the side aspect.

DINING ROOM With glazed patio doors leading to the rear garden.

SITTING ROOM Large room with integrated wood burner and window looking out to the rear.

BEDROOM 1 With window to the front aspect.

BEDROOM 2 With window to the front aspect.

BEDROOM 3 With window to the side aspect.

FAMILY BATHROOM A light fully tiled space with full size bath and separate shower cubicle. The suite is complete with hand wash basin, WC and a heated towel rail.

Outside

The front of the property is approached by a paved and gravel drive with parking in front of the garage complete with light and power. The rear garden is beautifully landscaped with a range of raised flower beds holding a selection of mature shrubs and flowers. Whilst the majority of the remaining garden is laid to lawn, there is a paved outdoor seating area to enjoy outdoor dining. The garden is complete with a storage shed and separate summer house.

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Material Information

SERVICES Oil fired central heating. Mains water, drainage and electricity.
Note, none of these have been tested by the agent.

TENURE Freehold.

COUNCIL TAX BAND C. (£1,925.60 per annum)

LOCAL AUTHORITY West Suffolk District Council.

EPC D.

WHAT3WORDS dude.meaty.bookcases

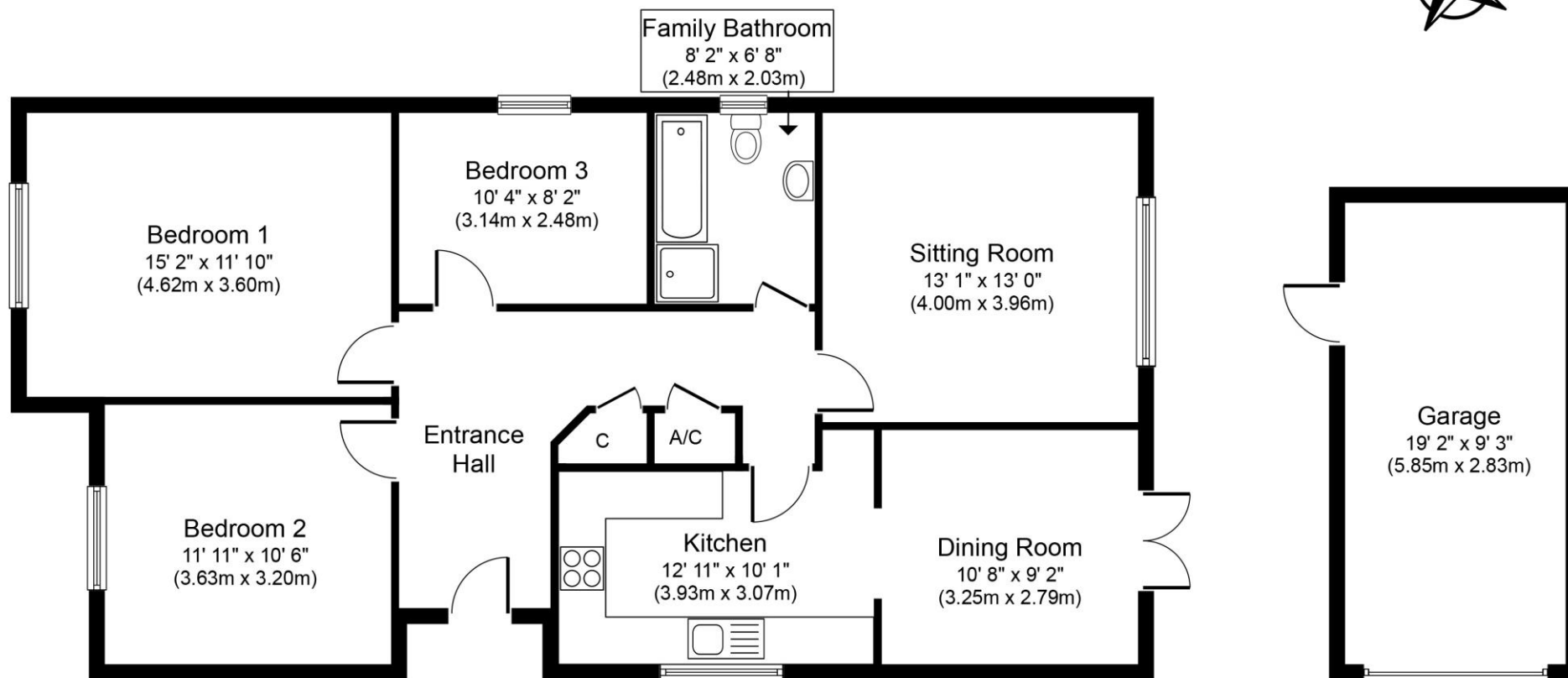
COMMUNICATION SERVICES (Broadband: Yes. Speed: Up to 1000 mbps download, up to 220 mbps upload.

Phone Signal: Likely with Three, EE, O2 and Vodafone.

VIEWING by prior appointment only through David Burr estate agents.

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Approximate Floor Area
1,008 sq. ft.
(93.6 sq. m.)

Garage
Approximate Floor Area
176 sq. ft.
(16.4 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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