



PLANTATION WAY | RED LODGE

*Offered Chain Free - Fantastic Family Home*

## PLANTATION WAY | RED LODGE

Offers In Excess Of £385,000 Freehold

### FEATURES

- NOCHAIN
- Walking distance of local shops & Schools
- Driveway and single garage
- Nearest Rail Station (Kennett)
- Easy access to A14/A11
- Moments walk to village recreation ground/children's park
- Fully Enclosed Rear Garden
- EPC C
- Two en-suites with dressing area's

### DESCRIPTION

Situated in a quiet cul-de-sac within a popular modern development, Clarke Philips are pleased to offer this spacious four-bedroom family home, finished to a high standard throughout. The property features a generous entrance hall, lounge, dining room, study, and a well-equipped kitchen/breakfast room with separate utility. The master bedroom benefits from a dressing area, with a second bedroom also offering a dressing area and en-suite. Outside is a fully enclosed rear garden, single garage, and private driveway. Conveniently located within walking distance of local schools, shops, doctors, and recreation fields.

#### Entrance Hall

Tiled flooring and storage cupboard under stairs.

#### Lounge 16'0" x 10'7" (4.90m x 3.24m)

Bay window to front aspect and double patio doors to rear, feature electric fireplace.

#### Kitchen/Breakfast Room 16'9" x 11'6" (5.12m x 3.52m)

Windows to dual aspect, wide range of fitted wall and base units with tiled flooring and double doors to rear garden. Built in double oven with gas 6x ring hob and extractor over, Dishwasher and Fridge/Freezer.



## ACCOMMODATION

### Utility Room 5'0" x 6'4" (1.53m x 1.94m)

Washing machine and dryer. Fitted base unit with inset sink, wall unit housing gas boiler. Tiled flooring and door to rear garden.

### Study 6'2" x 7'5" (1.88m x 2.27m)

Window to side aspect.

### Dining Room 9'4" x 11'3" (2.87m x 3.45m)

Bay window to front and window to side aspect. Tiled flooring.

### WC

Low level WC, hand wash basin and tiled flooring.

### Landing.

Window to rear aspect, airing cupboard housing pressurised water cylinder and loft access.

### Master Bedroom 10'9" x 11'6" (3.28m x 3.52m)

Walk through dressing area with built in wardrobes. Windows to dual aspect.

### En-suite

Single shower cubical, low level WC and hand wash basin. Window to side aspect.

### Bedroom 2 10'5" x 9'2" (3.18m x 2.80m)

Window to front and rear aspect, dressing area with built in wardrobes.

### En-suite 2

Single shower cubical, low level WC and hand wash basin. Window to rear aspect.

### Bedroom 3 9'1" x 8'8" (2.76m x 2.65m)

Window to front aspect, built in double wardrobe.

### Bedroom 4 7'10" x 8'7" (2.40m x 2.62m)

Window to side aspect.

### Family Bathroom 6'4" x 8'9" (1.94m x 2.67m)

Panel bath with shower hose attachment, low level WC and pedestal sink. Window to front aspect.

### Garden

Enclosed rear garden mainly laid to lawn with large patio area. Access to garage through side door. Range of shrubs.

### Garage

Driveway approaching single garage with up and over door. Light & power points.









Total area: approx. 119.8 sq. metres (1289.8 sq. feet)

01638 750241

Council Tax Band : E

info@clarkephilips.co.uk

www.clarkephilips.co.uk

**MONEY LAUNDERING REGULATIONS 2003**

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.

**THE PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>		<b>78</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		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) <b>A</b>			<b>86</b>
(81-91) <b>B</b>		<b>77</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	