

PCM  
£1,925 PCM



House - Detached - EPC Rating: C - West Suffolk Council Tax Band E

## SAGE COURT, RED LODGE

- Four Bedrooms
- Gas heating & EPC C
- Garage with parking
- Enclosed Garden
- Cloakroom, family bathroom & ensuite
- Main bedroom with built in closets
- Separate utility room
- 1507 SQFT
- Council Tax Band - E
- Available now

# Sage Court,

**\*\*AVAILABLE TO VIEW\*\*** Situated in the popular village of Red Lodge, this well-presented four-bedroom detached home offers generous living accommodation including a large living room and kitchen with separate utility room. Externally the property benefits from an enclosed rear garden and a garage with off road parking.

## ENTRANCE HALL

With hard flooring and stairs to first floor

## LOUNGE

19'4" x 13'2"

With feature fire place and french doors to rear garden

## DINING ROOM

15'5" x 10'2"

## KITCHEN/BREAKFAST ROOM

15'5" x 9'1"

With hard flooring, fitted cabinets with integrated fridge/freezer, dishwasher, electric oven, gas hob and extractor hood. There is space for a table and doors leading to the enclosed rear garden

## UTILITY ROOM

Hard flooring with fitted cabinets, space for washing machine and door to enclosed rear garden

## HALF BATH

With hard flooring, WC & basin

## MASTER BEDROOM

13'2" x 11'2"

Double bedroom with fitted closets and en-suite shower room

## EN-SUITE

With shower cubicle, WC & Basin

## BEDROOM TWO

15'5" x 10'3"

Double bedroom with closet

## BEDROOM THREE

12'5" x 7'10"

Double Bedroom

## BEDROOM FOUR

8'10" x 7'3"

## BATHROOM

With Bath tub, WC & Basin

## OUTSIDE

Block paved driveway to garage with access to rear, shrubs around pathway to front door. The rear garden is laid to lawn with a patio and gate to front of the property.



LODGE SALES | UNIT 6 BELLFLOWER CRESCENT, RED LODGE, SUFFOLK, IP28 8XQ



GROUND FLOOR



FIRST FLOOR

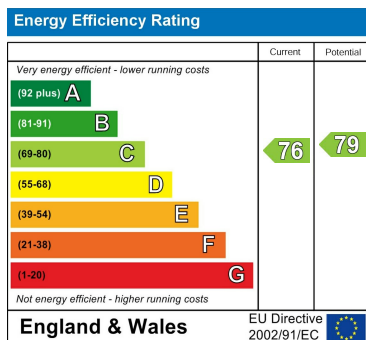
Living Room	5.90m x 4.01m	19'4" x 13'2"
Kitchen/Breakfast Room	4.70m x 2.77m	15'5" x 9'1"
Dining Room	4.70m x 3.11m	15'5" x 10'2"

Master Bedroom	4.01m x 3.40m	13'2" x 11'2"
Bedroom 2	4.70m x 3.12m	15'5" x 10'3"
Bedroom 3	3.78m x 2.40m	12'5" x 7'10"
Bedroom 4	2.71m x 2.20m	8'10" x 7'3"

Council Tax Band

E

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.