



CARNATION WAY | RED LODGE

Spacious Open Plan Living - Recently Refurbished

CARNATION WAY | RED LODGE

Offers In Excess Of £240,000 Freehold

FEATURES

- Moments walk from Red Lodge Heath
- Walking distance to Local Schools, Shops, Doctors and Dentist
- Excellent Transport Links via A11/A14 and Kennett Train Station
- NO CHAIN
- Garage en-bloc & Parking
- Extended to the rear of property
- Virtual 3D Tour Available
- Refurbished throughout

DESCRIPTION

Clarke Philips are pleased to offer this extended 2/3 bedroom semi-detached bungalow in the heart of Red Lodge.

Featuring spacious open-plan living to the rear, ideal for entertaining, two bedrooms plus a versatile study/dressing room/potential bedroom, utility area and family bathroom. Single-level living throughout with flexible accommodation to suit a range of buyers.

Conveniently located just moments from Red Lodge Heath, shops, doctors and schools, with excellent access to the A11/A14. A superb opportunity for downsizers, first-time buyers or those seeking adaptable living in a popular village setting. Driveway and Single Garage en-bloc.



ACCOMMODATION

Entrance Hall

Loft access and PIV (Positive input ventilation) system.

Kitchen/Dining Room 9'1" x 20'3" (2.76m x 6.17m)

Wide selection of wall and base units with built in eye-level double oven, electric hob with extractor over. 1 1/1 bowl sink with drainer inset in laminate work surface. space for dishwasher and fridge/freezer. Wood effect flooring. Window and sliding patio doors leading to the rear garden. Opens to;

Living Room 9'11" x 11'1" (3.02m x 3.37m)

Wood effect flooring.

Study / Potential bedroom 5'6" x 10'11" (1.68m x 3.33m)

Wood effect flooring and ceiling light tube.

Bedroom 1 12'2" x 10'11" (3.70m x 3.33m)

Window to front aspect.

Bedroom 2 8'2" x 8'11" (2.50m x 2.73m)

Window to front aspect.

Bathroom

Panel bath with shower hose attachment, low level WC, pedestal hand basin and separate shower cubicle. Window to side aspect.

Utility 4'6" x 5'11" (1.37m x 1.81m)

Window to side aspect. Space and plumbing for washing machine/dryer.

Outside

Front garden is mainly laid to lawn with gated access leading to rear garden. Enclosed rear garden mainly laid to lawn with generous patio area and raised decking area. UPVC oil tank and external Oil fired boiler.

Garage & Parking

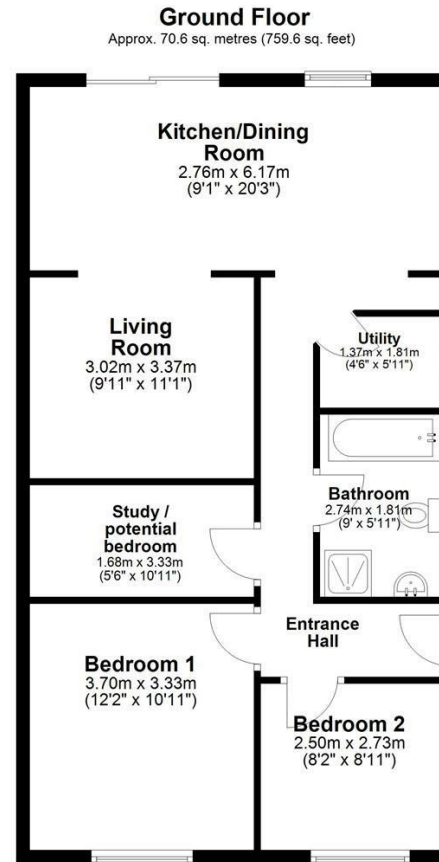
Single garage en-bloc with parking to the front.





Red Lodge Heath





Total area: approx. 70.6 sq. metres (759.6 sq. feet)

01638 750241

Council Tax Band : B

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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) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
Current	Potential	
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC