



## Rosehip Avenue, Red Lodge

EPC Rating C80

**Guide Price**  
**£399,000**

- 4 bedroom detached house
- 4 double bedrooms
- En-suite to main bedroom
- Spacious kitchen/family room
- Living room
- Dining room/Snug
- 4 Piece family bathroom
- Converted garage
- West Suffolk Council tax band E
- CHAIN FREE



**ROSEHIP AVENUE, RED LODGE** Offered to the market CHAIN FREE is a 4 bedroom detached family home set within the village of Red Lodge. Internally the property boasts 4 double bedrooms, en-suite to main bedroom, 22ft kitchen/family room, living room, dining room/snug, cloakroom, 4 piece family bathroom, converted garage, allocated parking and enclosed garden.

**ENTRANCE HALL** With a ceramic tiled floor, built in storage cupboard and stairs rising to the first floor.

**LIVING ROOM** 15' 0" x 14' 9" (4.57m x 4.5m) With double doors from the entrance hall, 2 windows to the front and French doors leading out to the rear garden.

**KITCHEN/BREAKFAST ROOM** 22' 5" x 11' 3" (6.83m x 3.43m) This bright and spacious room is perfect for entertaining. To one end there is ample space for a family dining table and to the other a range of wall and base units beneath complimentary work surfaces. There is a built in oven with a 4 ring electric hob that has stainless steel splash back and extractor hood above. Space for fridge/freezer and washing machine, ceramic tiled floor, 2 windows to the side and French doors opening to the rear garden.

**DINING ROOM/SNUG** 11' 3" x 10' 1" (3.43m x 3.07m) With wood effect flooring and window to the front and side.

**CLOAKROOM** 6' 5" x 3' 6" (1.96m x 1.07m) A 2 piece white suite comprising WC and pedestal wash basin, ceramic tiled floor and a window to the side.

**FIRST FLOOR LANDING** With a cupboard housing the water tank and window to the rear.

**BEDROOM ONE** 19' 10" x 11' 3" (6.05m x 3.43m) With a freestanding double wardrobe, windows to the side and rear and door leading to the adjoining en-suite.

**EN-SUITE** With a ceramic tiled shower cubicle, pedestal wash basin and WC. Part tiled walls, recessed lighting and a window to the side.

**BEDROOM 2** 15' 0" x 10' 1" (4.57m x 3.07m)

Double bedroom with windows to the front and rear.

**BEDROOM 3** 10' 1" x 9' 8" (3.07m x 2.95m)

Double bedroom with window to the side.

**BEDROOM 4** 11' 9" x 8' 9" (3.58m x 2.67m)

Double bedroom with a built in single wardrobe and a window to the front.

**FAMILY BATHROOM** A 4 piece white suite comprising tiled shower cubicle, panelled bath, pedestal wash basin and WC. Part tiled walls and window to the side.

**OUTSIDE** To the front and side the gardens are laid to shingle with various planted shrubs. The rear garden has an astro turf style lawn edged with shingle borders, exterior light and water tap, personnel door into the garage all enclosed by wood fence boundaries with a gate the side and rear.

**GARAGE** The garage has been converted into a multi-functional room with power, light and insulation and sits directly behind the property.

**AGENT NOTES** Please note advertising photos are stock photos from before the current tenant moved in.

The property is subject to management estate fee.







### COUNCIL TAX BAND

Tax band E

### TENURE

Freehold

### LOCAL AUTHORITY

West Suffolk Council

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81 - 91) <b>B</b>		
(69 - 80) <b>C</b>	<b>80</b>	<b>82</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	

### OFFICE

Unit 6 Bellflower Crescent  
Red Lodge  
Suffolk  
IP28 8XQ

**T:** 01638 551551

**E:** [enquiries@readwinbarclay.co.uk](mailto:enquiries@readwinbarclay.co.uk)

**W:** [www.readwinbarclay.co.uk](http://www.readwinbarclay.co.uk)

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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