

GUIDE PRICE  
£285,000



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

## BRAMBLE WALK, RED LODGE

- 3 bedroom link detached house
- Main bedroom with en-suite
- Kitchen with integrated appliances
- Gas central heating
- Close to local amenities
- Off-road parking
- Two further good sized bedrooms
- Enclosed rear garden
- West Suffolk Council tax band C
- Great transport links to the A11 and A14

# Bramble Walk, Red Lodge

Offered to the market is this 3 bedroom, link detached property. The property benefits from being a short walking distance from local amenities. Internally the property boasts open plan kitchen/dining room, living room, cloakroom, one double bedroom with en-suite and storage, two further good sized rooms and bathroom. Externally there is ample parking, with space to the front of the property and a driveway to the side of the enclosed garden.

## ENTRANCE HALL

With under stair storage cupboard, wood effect flooring and pendant lighting,

## LIVING ROOM

15'7" x 11'6"

With carpet flooring, pendant lighting bay window to side and window to front.

## DINING ROOM

16'0" x 7'9"

With patio doors leading to rear garden, wood effect flooring and pendant lighting.

## KITCHEN

8'5" x 7'4"

A range of white base and wall units with a marble effect countertop. Integrated appliances include dishwasher, oven, electric hob, extractor fan and fridge freezer, with space and plumbing for washing machine. With wood effect flooring, recessed lighting and window to front.

## CLOAKROOM

Two piece suite comprising W/C and pedestal hand basin. With wood effect flooring and recessed lighting.

## FIRST FLOOR LANDING

With storage cupboard housing hot water tank, access to loft, carpet flooring and pendant lighting.

## BEDROOM ONE

13'4" x 11'5"

Double bedroom with en-suite and storage cupboard. With carpet flooring, pendant lighting and window to front and side.

## ENSUITE

Three piece suite comprising single shower enclosure, W/C and pedestal hand basin. With vinyl flooring, recessed lighting and window to side.

## BEDROOM TWO

11'0" x 8'7"

Double bedroom with carpet flooring, pendant lighting and window to front.



### BEDROOM THREE

9'5" x 6'6"

With carpet flooring, pendant lighting and window to side.

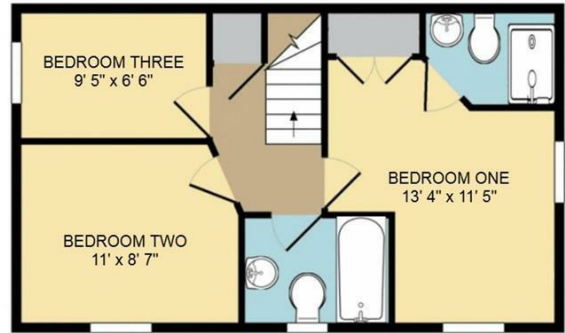
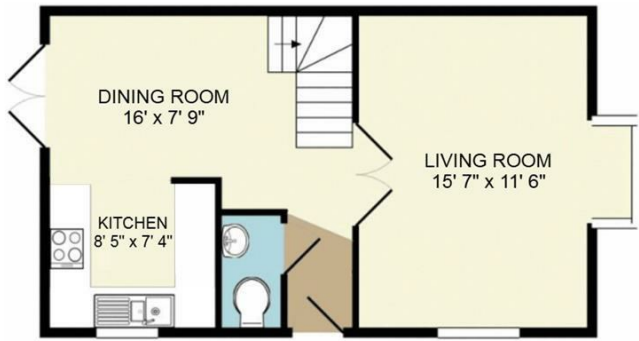
### BATHROOM

Three piece suite comprising panelled bath with shower over, W/C and pedestal hand basin. With vinyl flooring, recessed lighting and window to front.

### OUTSIDE

The front of the property is paved, providing parking directly outside. The garden is to the side of the property with a shed with power and gate leading to tandem driveway.

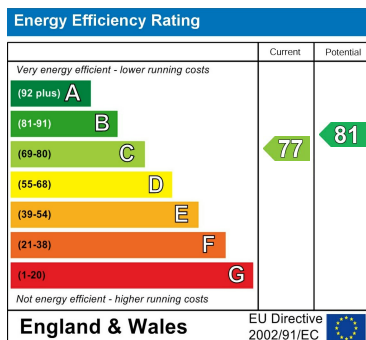




Council Tax Band

C

Energy Performance Graph



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