



Heatherset Way, Red Lodge

EPC Rating 69

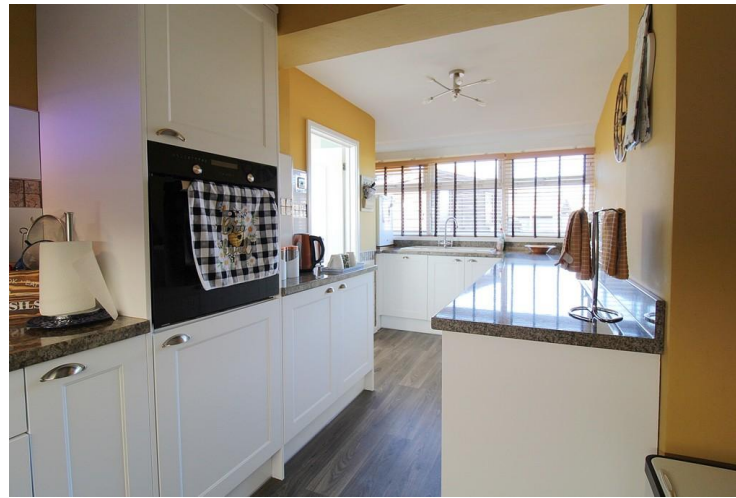
Guide Price £259,999

- 3 bedroom end of terrace
- Off road parking and garage
- Recently updated
- Modern fitted kitchen with integrated appliances
- Enclosed rear garden
- EPC Rating - TBC
- Oil central heating
- West Suffolk Council tax band B
- Close to local amenities
- Great transport links to the A11 and A14



HEATHERSET WAY, RED LODGE. Offered to market is this tastefully extended, three bedroom, end of terrace property. Externally, the property boasts a large driveway and garage en-bloc, with enclosed rear garden. Internally, the property has been extended, providing spacious living room, dining room and office. Upstairs, two double bedrooms, one further good sized bedroom and family bathroom.

LIVING ROOM With understairs storage cupboard, carpet flooring, pendant lighting and window to front.



DINING ROOM With vinyl flooring, recessed lighting, windows to front, side and rear, door leading to rear garden.

OFFICE With carpet flooring, pendant lighting and windows to rear and side.

KITCHEN This recently renovated, modern kitchen comprises a range of white base and wall units, under a granite effect worktop. Integrated appliances include undercounter fridge and freezer, pyrolytic oven, ceramic hob, extractor hood, dishwasher and washer/dryer. With pendant lighting, vinyl flooring and window to rear.



BEDROOM ONE Doubled bedroom, with built in storage, carpet flooring, pendant lighting and window to rear.

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

BEDROOM THREE With carpet flooring, pendant lighting and window to front.

BATHROOM Three piece suite comprising bath with shower over, vanity sink unit and W/C. With heated towel rail, vinyl flooring, pendant lighting and window to rear.

OUTSIDE To the front of the property, ample space for parking, with small gravelled area to one side and recently updated fencing. The rear garden wraps around the property and is laid mostly to lawn, with patio area to the rear of the house and path leading to the back gate, with gravel to the side and oil tank. Garage en bloc to the rear, with built in workbench and storage.



38 Heathersett Way, Red Lodge. IP28 8JR

Approximate Gross Internal Area = 99.3 sq m / 1068 sq ft



This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

COUNCIL TAX BAND

Tax band B

TENURE

Freehold

LOCAL AUTHORITY

West Suffolk Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

OFFICE

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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