

GUIDE PRICE  
£450,000



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

## BILBERRY CLOSE, RED LODGE

- 6 bedroom detached house
- Separate dining room
- Enclosed rear garden
- Off road parking and garage
- West Suffolk Council Tax - band E
- Kitchen with integrated appliance
- Main bedroom with dressing area and ensuite
- No Onward Chain
- EPC - 78C
- Cul-de-sac location

# Bilberry Close, Red Lodge

Offered to market with no onward chain, is this spacious, detached, six bedroom property, arranged over 3 floors. The downstairs comprises of kitchen with fitted appliances, dining room, living room and cloakroom, with the upper floors offering two double bedrooms with en-suites and storage, four further good size bedrooms and a family bathroom. To the front of the property, access to the tandem garage and further off road parking. The rear enclosed garden is laid mostly to lawn, with landscaped borders that provide privacy from neighbouring properties and a small patio area.

## Entrance Hall

With wood flooring and pendant lighting.

## Kitchen

15'1" x 10'5"

Modern fitted kitchen with a range of wood base and wall units, under a black countertop, with a stainless steel sink unit. Integrated appliances include oven with gas hob, extractor hood, dishwasher and washing machine, with the space for fridge freezer. With door leading to rear garden, vinyl flooring, recessed lighting and window to front.

## Living Room

15'1" x 10'5"

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

## Dining Room

12'12" x 9'9"

With wood flooring, pendant lighting and window to front.

## Cloakroom

Two piece suite comprising pedestal hand wash basin and W/C. With tiled flooring, recessed lighting and window to rear.

## First Floor Landing

### Bedroom Two

13'1" x 12'1"

Double bedroom with door to ensuite, built in storage cupboards, carpet flooring, pendant lighting and windows to front.

## Ensuite

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

### Bedroom Three

10'10" x 7'5"

With built in storage cupboard, carpet flooring, pendant lighting and window to rear.

### Bedroom Four

12'10" x 7'5"

With built in storage cupboard, carpet flooring, pendant lighting and window to rear.

### Bedroom Five

8'8" x 7'2"

With carpet flooring, pendant lighting and window to rear.

## Bathroom

Three piece suite comprising pedestal hand wash basin, W/C and panelled bath, with hand shower. With laminate flooring, pendant lighting and window to front.

## Second Floor Landing

With storage cupboard.

### Bedroom One

13'2" x 11'3"

Double bedroom with dressing area, leading to ensuite, built in storage cupboard, carpet flooring, pendant lighting and windows to front and side.



### Ensuite

Four piece suite comprising pedestal hand wash basin, W/C and, panelled bath with hand shower and single shower enclosure. With vinyl flooring, recessed lighting and window to side.

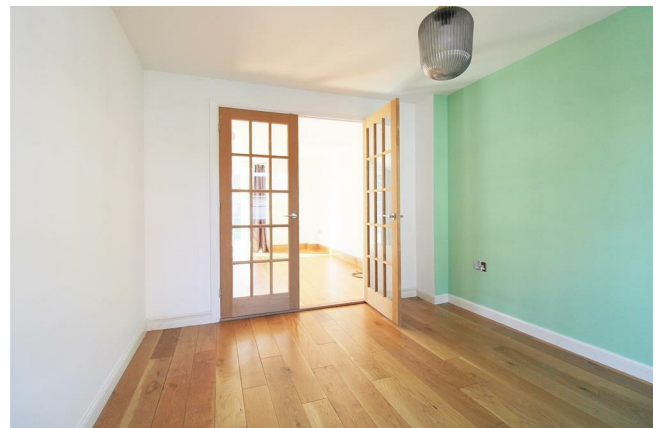
### Bedroom Six

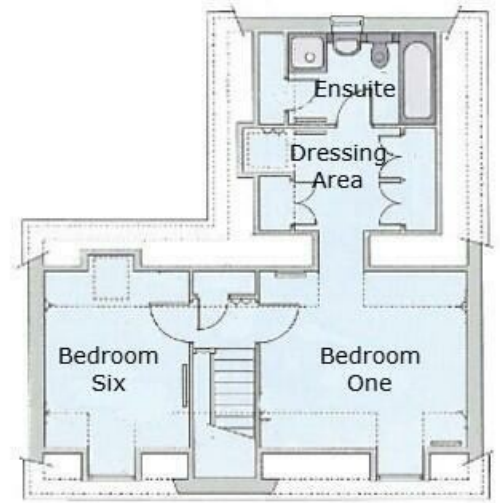
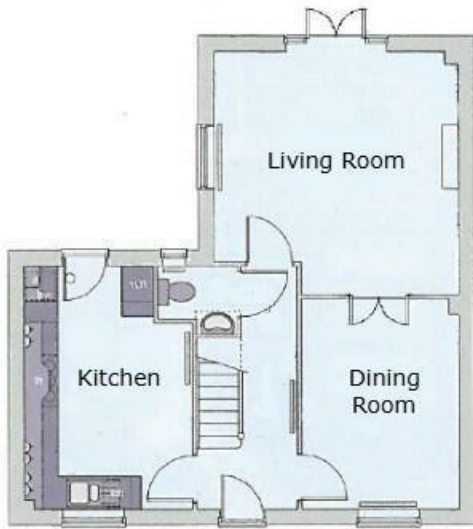
11'3" x 9'3"

With carpet flooring, pendant lighting and window to front and rear.

### Outside

To the front of the property a small gravelled area, with path leading to the front door. At the side off road parking and access to the tandem garage. The rear enclosed garden is laid mostly to lawn, with landscaped borders that provide privacy from neighbouring properties and a small patio area.

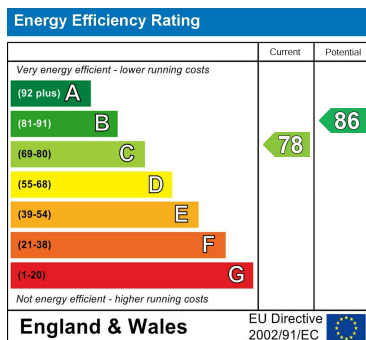




Council Tax Band

E

Energy Performance Graph



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