



**Larch Way, Red Lodge IP28 8YA**

**welcome to**

## **Larch Way, Red Lodge**

A semi-detached house located within a popular residential area of Red Lodge offering three bedrooms, en-suite facilities, dual aspect living room and driveway - Viewing highly recommended.

### **Entrance Hall**

With radiator, storage cupboard, stairs leading to first floor and doors to:

### **Cloakroom/W.C.**

Fitted with a suite comprising low level w.c, wash hand basin, radiator and extractor.

### **Living Room**

16' 6" x 10' 6" ( 5.03m x 3.20m )

With radiator, double glazed window to front aspect and double doors with glazed side panels to rear garden.

### **Kitchen/Diner**

Fitted with a modern range of base units and drawers with work surfaces over to three sides, matching wall units, inset one and a half bowl stainless sink with mixer tap over, built in under oven with gas hob and extractor over, spaces for dishwasher, radiator, double glazed window to front aspect and double doors to rear garden.





### **First Floor Landing**

With storage cupboard, double glazed window to rear aspect and door to:

### **Bedroom One**

10' 6" x 9' 3" ( 3.20m x 2.82m )

With radiator, built in wardrobes, double glazed window to front aspect.

### **Bedroom Two**

9' 3" x 8' 10" ( 2.82m x 2.69m )

With radiator and double glazed window to front aspect.

### **Bedroom Three**

8' 10" x 7' 3" ( 2.69m x 2.21m )

With radiator and double glazed window to rear aspect.

### **Bathroom**

Fitted with a suite comprising panel enclosed bath with mixer tap and shower attachment over, low level w.c, wall mounted wash hand basin with mixer tap over and double glazed window to rear.

### **Outside**

To the front of the property there is a shallow garden with shrubs and a pathway leading to the front door. A driveway to the left of the property offers off road parking for two cars. Gated access leads to the rear garden which has an initial paved patio area and opens to a mainly lawned garden fully enclosed by fencing.

### **Agents Note**

Please note there is an estate management charge of approximately £200 per annum. Please contact the branch for further details.



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## Larch Way, Red Lodge

- Semi-Detached House
- Popular Residential Area
- Three Bedrooms
- En-suite Facilities
- Driveway

Tenure: Freehold

EPC Rating: B

Council Tax Band: C

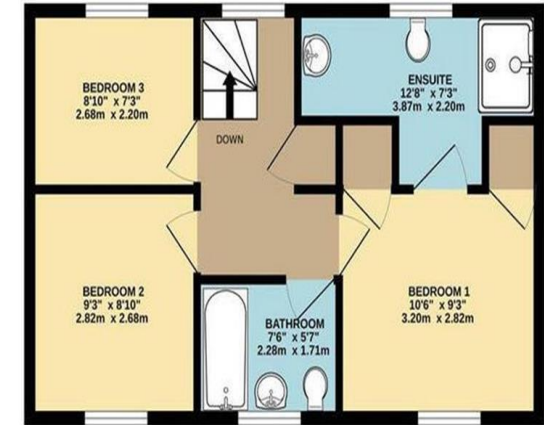
guide price

**£270,000**

GROUND FLOOR  
435 sq.ft. (40.5 sq.m.) approx.



1ST FLOOR  
442 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 877 sq.ft. (81.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Property Ref:  
MDH108877 - 0002

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william h brown



**01638 713274**



Mildenhall@williamhbrown.co.uk



17 High Street, Mildenhall, BURY ST.  
EDMUNDS, Suffolk, IP28 7EQ



**williamhbrown.co.uk**