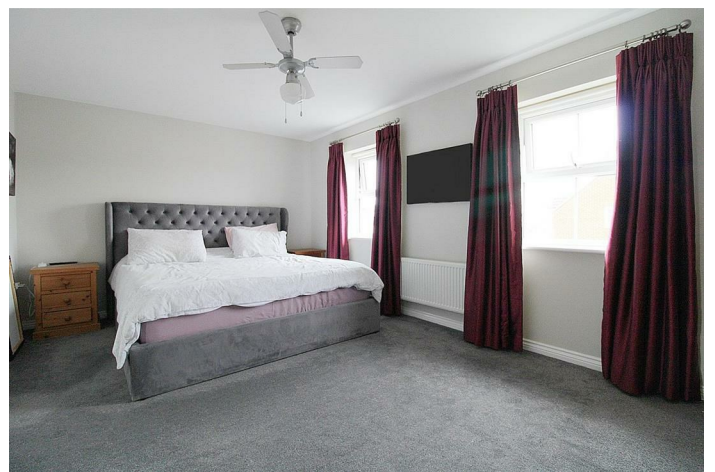


GUIDE PRICE  
£310,000



House - Townhouse - EPC Rating: C - West Suffolk Council Tax Band D

## ACER WAY, RED LODGE

- 4 bedroom semi detached property
- Four spacious bedrooms
- Enclosed rear garden
- Close to local amenities
- EPC Rating - 79C
- Kitchen with integrated appliance
- Allocated off road parking
- Cul-de-sac location
- West Suffolk Council tax band D
- Great transport links to the A11 and A14

# Acer Way, Red Lodge

Offered to market is this well-presented four bedroom town house, situated in a cul-de-sac location, just a short walk from local amenities. Arranged over three floors, this versatile floorplan can be adapted to suit different needs. With living/dining room, kitchen, cloakroom, four double bedrooms and, Jack and Jill en-suite family bathroom. Externally, a rear enclosed garden, with gate leading to allocated parking spaces.

## ENTRANCE HALL

With vinyl flooring and pendant lighting, stairs leading to first floor.

## LIVING/DINING ROOM

16'5" x 16'0"

With patio doors leading to rear garden under stairs storage cupboard, wood effect flooring, pendant lighting and window to side.

## KITCHEN

11'10" x 8'0"

A range of wood effect, base and wall units, under a black countertop, with stainless steel sink unit. Integrated appliances include fridge freezer oven, gas hob, extractor fan and dishwasher, with space for washing machine. With wood effect flooring, pendant lighting and bay window to front.

## CLOAKROOM

Two piece suite comprising pedestal hand wash basin and W/C. With vinyl

flooring, recessed lighting and window to front.

## FIRST FLOOR LANDING

With carpet flooring and pendant lighting, stairs leading to second floor.

## BEDROOM ONE

16'0" x 13'0"

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

## BEDROOM FOUR

11'6" x 8'0"

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

## BATHROOM

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

## SECOND FLOOR LANDING

With access to loft, carpet flooring and pendant lighting.



### BEDROOM TWO

16'0" x 10'7"

Double bedroom with carpet flooring, pendant lighting and window to rear, door leading to en-suite.

### ENSUITE

Three piece Jack and Jill en-suite, also accessible from second floor landing, comprising pedestal hand wash basin, double shower enclosure and W/C. With shaver socket, vinyl flooring and recessed lighting.

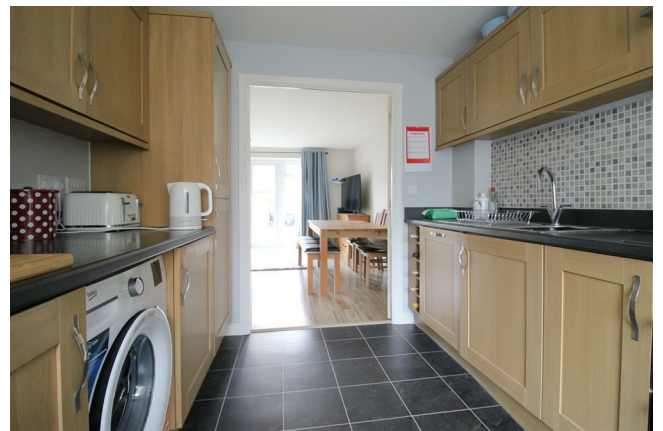
### BEDROOM THREE

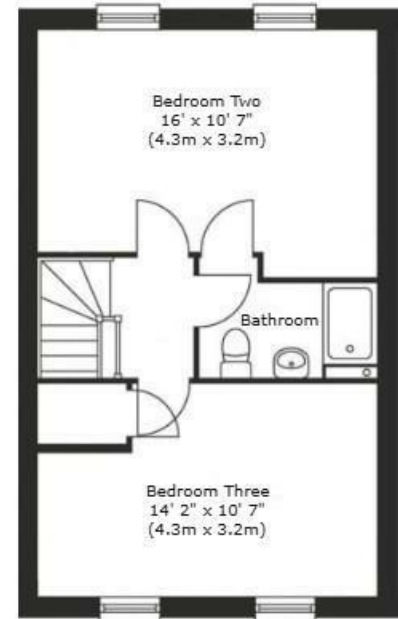
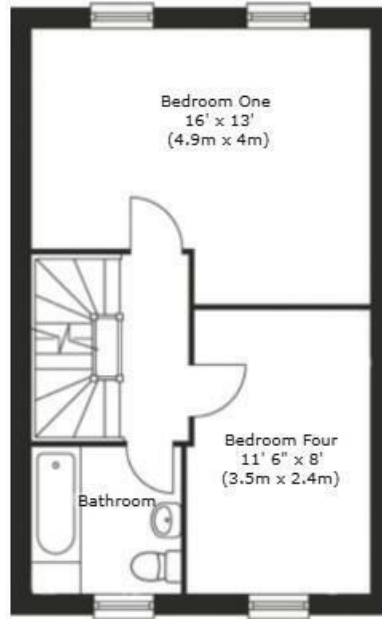
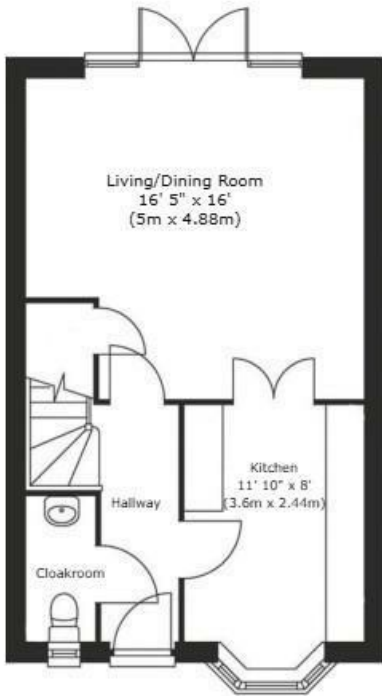
14'2" x 10'7"

Double bedroom with storage cupboard housing water tank, carpet flooring, pendant lighting and window to front.

### OUTSIDE

To the front of the property, small landscaped shrub area, with path to front door. The rear enclosed garden, is laid mostly to lawn, with decking area for garden furniture, and path leading to rear gate. There are allocated parking spaces for the property to the rear of the garden.

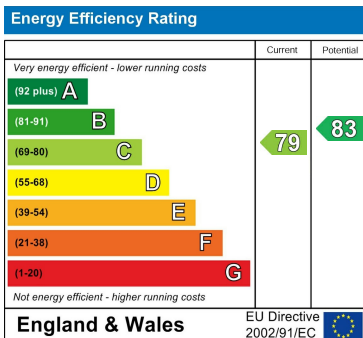




Council Tax Band

D

Energy Performance Graph



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

