

GUIDE PRICE
£399,000



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

SAGE COURT, RED LODGE, BURY ST.

- 4 bedroom detached property
- Kitchen with integrated appliances
- Main bedroom with en-suite
- Rear enclosed garden
- Off-road parking and garage
- NO ONWARD CHAIN
- Separate dining room
- Three further good sized bedrooms
- Cul-de-sac location
- Great transport links to the A11 and A14

Sage Court, Red Lodge

Offered to market, with NO ONWARD CHAIN, is this spacious, four bedroom, detached property. Set in a cul-de-sac location, the property comprises living room, dining room, kitchen, utility room, cloakroom, main double bedroom with en-suite, three further good size bedrooms and family bathroom. Externally, there is a private road to the front of the property, servicing only the neighbouring houses, with a garage and off road parking to the right of the house and enclosed garden to the rear of the property.

Entrance Hall

Wood flooring and pendant lighting.

Dining Room

15'5" x 10'2"

With carpet flooring, pendant lighting and windows to front and side.

Living Room

19'4" x 13'2"

With patio doors leading to garden, electric fireplace, carpet flooring, pendant lighting and window to side.

Kitchen

15'5" x 9'1"

Modern fitted kitchen, with a range of wood effect base and wall units. Integrated appliances include fridge freezer, dishwasher, oven, hob and extractor fan. With patio doors leading to garden, wood effect flooring, recessed lighting and window to front.

Utility Room

A range of wood effect base units, under grey countertop, with space and plumbing for washer/dryer. With door leading to rear garden, wood effect flooring and recessed lighting.

Cloakroom

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

Main Bedroom

13'2" x 11'2"

Double bedroom with carpet flooring, pendant lighting and windows to side.

En-suite

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

Bedroom Two

15'5" x 10'3"

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

Bedroom Three

12'5" x 7'10"

With carpet flooring, pendant lighting and window to front.

Bedroom Four

8'11" x 7'3"

With carpet flooring, pendant lighting and window to rear.



Bathroom

Three piece suite comprising panelled bath with hand shower, W/C and hand wash basin. With wood effect flooring, recessed lighting and window to front.

Outside

The front of the property is laid to lawn, with a private road servicing neighbouring properties, a single car garage and driveway to one side of the house. The rear garden is laid mostly to lawn with a patio area for garden furniture.





GROUND FLOOR



FIRST FLOOR

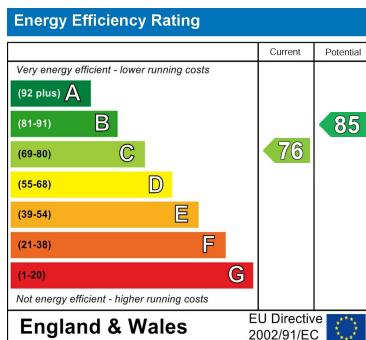
Living Room	5.90m x 4.01m	19'4" x 13'2"
Kitchen/Breakfast Room	4.70m x 2.77m	15'5" x 9'1"
Dining Room	4.70m x 3.11m	15'5" x 10'2"

Master Bedroom	4.01m x 3.40m	13'2" x 11'2"
Bedroom 2	4.70m x 3.12m	15'5" x 10'3"
Bedroom 3	3.78m x 2.40m	12'5" x 7'10"
Bedroom 4	2.71m x 2.20m	8'10" x 7'3"

Council Tax Band

E

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.