



Acer Way, Red Lodge

EPC Rating C79

Guide Price £310,000

- 4 bedroom semi detached property
- Kitchen with integrated appliance
- Four spacious bedrooms
- Allocated off road parking
- Enclosed rear garden
- Cul-de-sac location
- Close to local amenities
- West Suffolk Council tax band D
- EPC Rating - 79C
- 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' (5m x 4.88m) 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' (3.61m x 2.44m) 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' x 13' (4.88m x 3.96m) Double bedroom with carpet flooring, pendant lighting and window to rear.

BEDROOM FOUR 11' 6" x 8' (3.51m x 2.44m) 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.

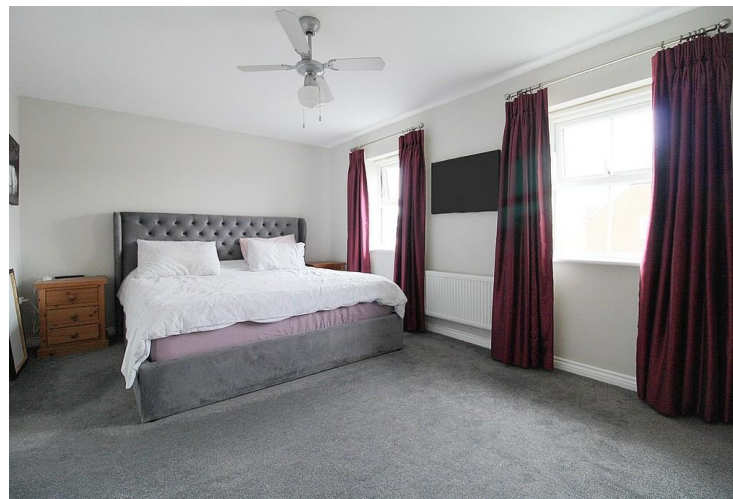
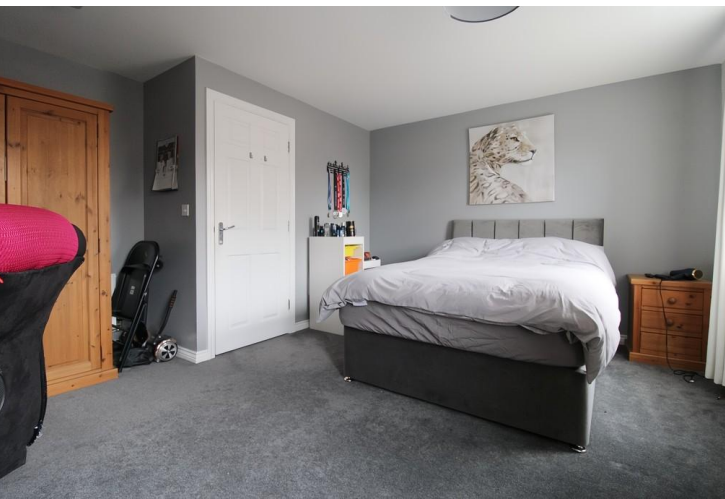
SECOND FLOOR LANDING With access to loft, carpet flooring and pendant lighting.

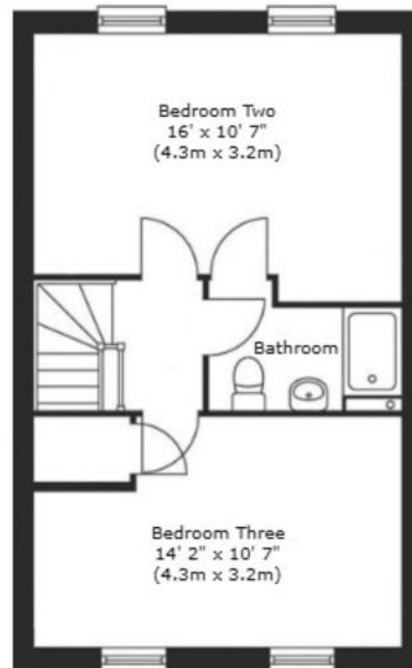
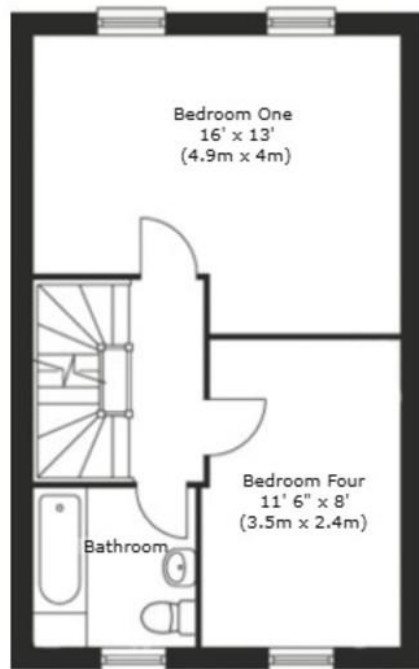
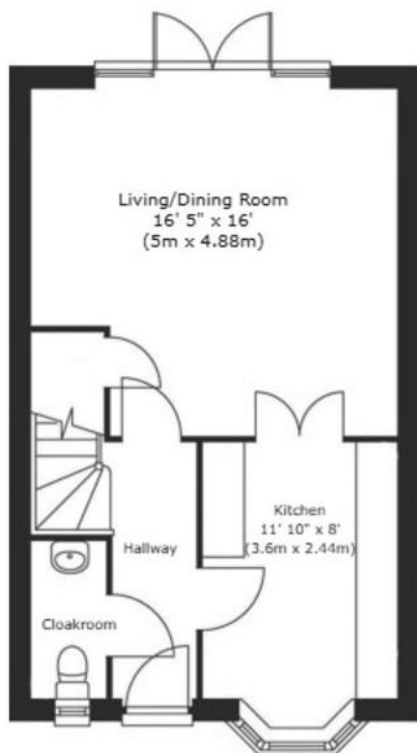
BEDROOM TWO 16' x 10' 7" (4.88m x 3.23m)
Double bedroom with carpet flooring, pendant lighting and window to rear, door leading to en-suite.

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" (4.32m x 3.23m)
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

Tax band D

TENURE

Freehold

LOCAL AUTHORITY

West Suffolk Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	79 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