Clarke Philips

Estate Agents & Property Management



PLANTATION WAY | RED LODGE

Family Home in Sought After Cul-de-sac Location

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Guide Price £310,000 Freehold

FEATURES

- Popular residential location in Red Lodge
- Three-bedroom detached family home
- Modern kitchen/diner
- Separate utility room
- Downstairs WC
- Master bedroom with en-suite
- Walking distance of local schools and shops
- Single garage and driveway parking
- Moments from recreation fields, pavilion and allotments

DESCRIPTION

Clarke Philips are pleased to offer this attractive three-bedroom detached family home situated in a popular residential area of Red Lodge, moments from the recreation fields, pavilion and allotments, and within walking distance of local schools and shops. Offering spacious accommodation comprising a living room, modern kitchen/diner, separate utility room, downstairs WC, three bedrooms with en-suite to the master and a family bathroom. Externally, the property benefits from a generous garden, single garage and driveway providing off-road parking.

Entrance Hall 6'7" x 6'4" (2.00m x 1.93m)
Tiled flooring, stairs to first floor and double doors leading into living room.

Living Room 17'10" x 10'8" (5.44m x 3.26m)
Window to front aspect, French doors leading to rear patio area. Tiled flooring.







ACCOMMODATION

Kitchen/Diner 17'10" x 9'7" (5.44m x 2.91m)
Wide range of wall and base units with eye level double oven, Induction hob and integrated dishwasher. Feature under cupboard lighting. Inset sink with mixer tap. Tiled flooring and windows to the front and read aspect.

Utility 5'4" x 5'8" (1.63m x 1.73m)
Selection of wall and base units with space for washing machine. Cupboard enclosing wall mounted gas boiler. Tiled flooring and further under stairs storage cupboard. Door leading to rear garden.

WC 5'2" x 3'3" (1.57m x 0.99m)
Low level WC, hand wash basin and tiled flooring.

First Floor Landing 5'4" x 3'1" (1.63m x 0.94m)
Window to rear aspect, airing cupboard.

Bedroom 1 10'2" x 11'10" (3.09m x 3.60m)
Window to front aspect, fitted wardrobes.

En-suite 4'1" x 5'7" (1.25m x 1.69m)
Tiled shower cubicle, low level WC, hand wash basin, heated towel rail and window to front aspect.

Bedroom 2 10'11" x 9'9" (3.34m x 2.97m)
Window to front aspect, fitted wardrobes.

Bedroom 3 7'3" x 9'3" (2.20m x 2.81m)
Window to rear aspect.

Bathroom 6'7" x 6'6" (2.00m x 1.98m)
Panel bath with shower hose attachment, pedestal sink and low level WC, Tiled walls, heated towel rail and window to rear aspect.

Outside
Part walled garden mainly laid to lawn with generous patio area and a selection of shrubs. Pedestrian door leading into garage.

Garage & Parking
Single garage with driveway to the front of the property.









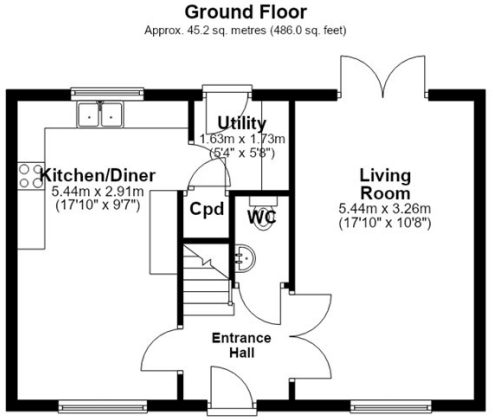


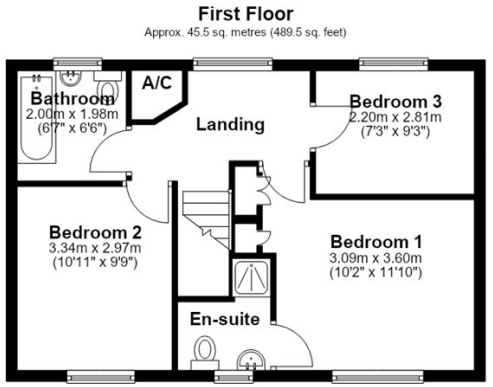
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Viewing Highly Recommended





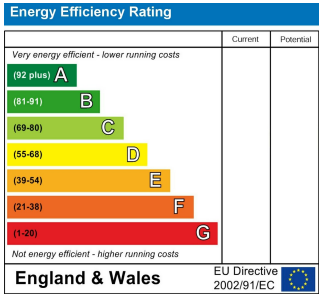


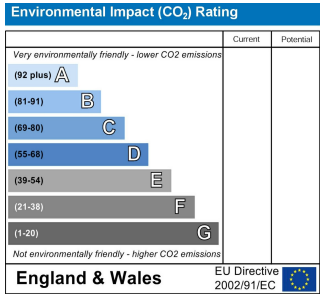


Total area: approx. 90.6 sq. metres (975.5 sq. feet)

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Council Tax Band : C





MONEY LAUNDERING REGULATIONS 2003
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.