

## ROSE COURT, RED LODGE

IP28 8FS

£275,000  
FREEHOLD

A well-presented three-bedroom townhouse that is ideally situated in the highly sought-after area of Red Lodge, offering spacious and modern accommodation spread across multiple floors. The property features a large kitchen and dining area, providing an excellent space for family living and entertaining guests, with direct access to the rear garden. The accommodation continues with three good-sized bedrooms, each offering versatile and comfortable living space suitable for a variety of needs. Externally, the home benefits from a private generous sized rear garden, perfect for outdoor relaxation and a garage with off road parking. This home is perfectly suited to families, professionals, or anyone seeking a modern, spacious home in a well-connected location. Viewing highly recommended.

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# ROSE COURT

- Well Presented Three Bedroom Family Home
- Kitchen/Dining Room
- Spacious Sitting Room
- Gas Fired Central Heating
- Master Bedroom With En-Suite
- Garage & Off Road Parking
- Enclosed Rear Garden
- Close To Village Amenities & Transport Links
- Viewing highly recommended
- Come & View Our 360 Virtual Tour



## Entrance Hall

Stairs to first floor, consumer unit and radiator.

## Cloakroom

WC and wash basin. Tiled flooring and window to front. Radiator.

## Kitchen/Dining Room

Impressive sized kitchen with a range of wall and base cupboard and drawer units with ample work tops over. Inset sink and drainer. Integrated appliances including gas hob with extractor hood over, electric eye level oven, dishwasher and full fridge freezer. Under-stairs storage and cupboard. The kitchen opens into a large dining/family area with space for a good-sized dining table perfect for family gatherings. French doors leading out to the rear garden. Two radiators.

## First Floor Landing

Window to front and radiator.

## Sitting Room

Spacious room with two windows to the rear and radiators.

## Study/Bedroom 3

Double room currently being used as a study. With built in wardrobes and window to front. Radiator.

## 2nd Floor Landing

Loft access.

## Bedroom 1

Large double room with built in wardrobes. Window to rear and radiator.

## En-Suite

Modern suite with WC and wash basin. Fully tiled shower cubicle. Window to rear and radiator.

## Bedroom 2

Double room with storage cupboard and single wardrobe. Window to front and radiator.

## Bathroom

WC and wash basin. Fully tiled with bath and shower head over. Window to side and radiator.

## Outside

### Front Garden

Enclosed by a hedge and pathway to the front door.

### Rear Garden

Fully enclosed good sized garden laid mainly to lawn. Side gated access to the front of the property and a pathway leading to the garage.

## Garage

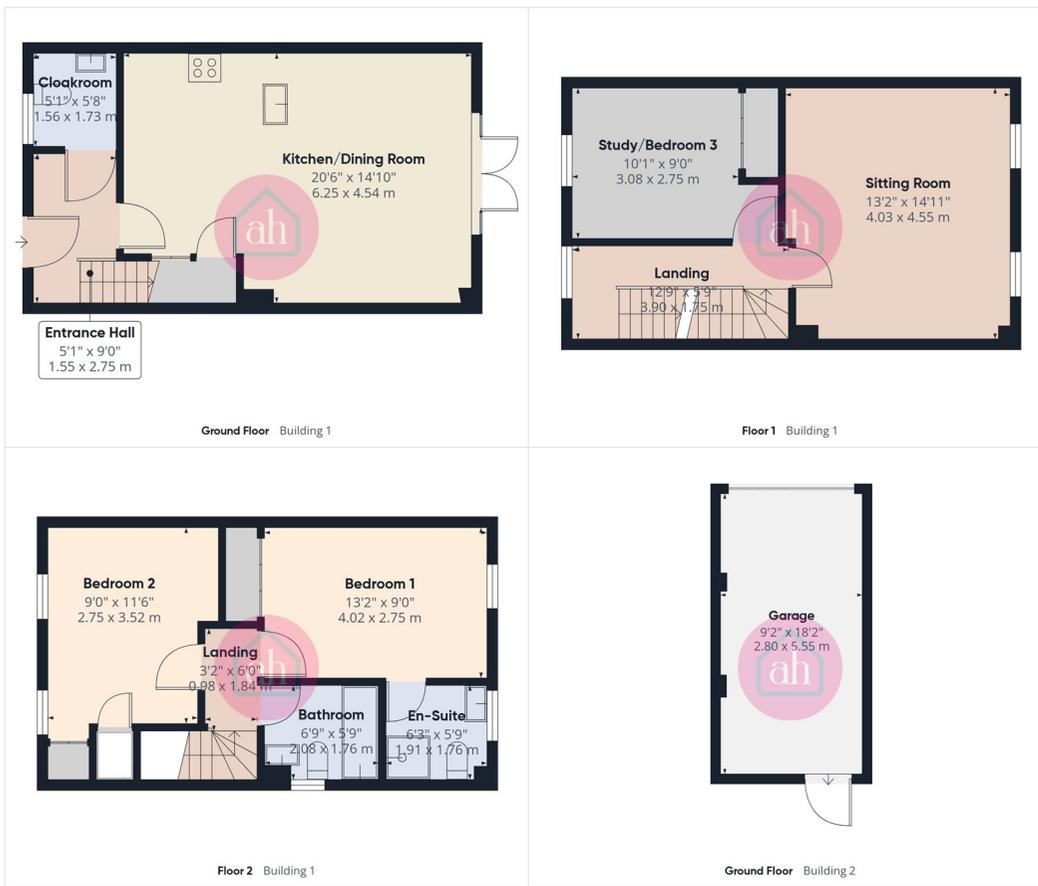
Up and over door and overhead storage. Power connected and pedestrian door to the garden.

## Agent's Note

Service charges are £389 per year reviewed annually

# ROSE COURT





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Approximate total area<sup>m</sup>

1247 ft<sup>2</sup>  
115.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>78</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**EPC Rating: C    Council Tax Band: D**

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/tenants are advised to recheck the measurements

allhomes  
28 Thurston Granary, Thurston  
Bury St Edmunds  
Suffolk  
IP33 3QU

01359 234444  
mail@allhomes.uk.com  
allhomes.uk.com

