



Carnation Way, Red Lodge IP28 8TW

Guide Price £295,000

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Carnation Way, Red Lodge IP28 8TW

A rather special and cleverly extended modern semi-detached family home set at the end of a no-through road and enjoying a lovely open view to rear.

Rather deceptive and offering some appealing open plan living, this property boasts entrance hall, living room/dining room, kitchen/breakfast room, three bedrooms and family bathroom.

Externally the property offers a fully enclosed garden, extensive decking and useful outbuilding/office facilities.

Entrance Hall

Front porch leading to hallway. Door leading to the living room. Stairs leading to the first floor landing.

Kitchen

14'3" x 8'10"

Fitted with a range of eye and base level cupboards with worktop over, incorporating breakfast bar seating area. Stainless steel sink and drainer with mixer tap over. Space and connection for electric cooker with inset hob above. Integrated dishwasher. Space for fridge/freezer. Space and plumbing for washing machine. Additional counter top with space for under counter appliances. LVT wood flooring. Dual windows to the rear aspect. Opening to the living room. Half glazed door to the rear garden.

Living Room

22'10" x 15'3"

Spacious living room with LVT wood flooring. Dual aspect windows to the front and side. Dining area. Radiators. Opening to the kitchen. Door to understairs storage. Door to the entrance hall.

Landing

With doors to all bedrooms and bathroom. Airing cupboard. Stairs leading to the entrance hall.

Bedroom 1

11'6" x 8'11"

Double bedroom with window to the front aspect. Radiator. Door to the landing.

Bedroom 2

11'4" x 8'11"

Double bedroom with window to the rear aspect. Radiator. Door leading to the landing.

Bedroom 3

8'1" x 6'3"

With window to the front aspect. Radiator. Door to the landing.

Bathroom

6'3" x 5'8"

White suite comprising low level W.C., pedestal hand basin and panelled bath with wall mounted shower over. Attractively tiled. LVT wood flooring. Obscured window. Door leading to the landing.

Office/Garden Room

13'10" x 7'8"

Spacious office/garden room offering a variety of uses. Window to the rear aspect. French doors leading to the rear garden. LVT wood flooring. Power and light.

Playroom

17'1" x 7'8"

Spacious room offering a variety of uses. Power and light. Half glazed door leading to the rear garden.

Outside - Front

Hardstanding driveway, providing off road parking. Access gate to the rear garden.

Outside - Rear

Attractive decked area to the rear of the house with door leading to the kitchen. Laid to faux lawn with paved area leading to the office/garden room. Half glazed door leading to the playroom. Side access gate to the front.

PROPERTY INFORMATION

EPC - D

Tenure - Freehold

Council Tax Band - B (West Suffolk)

Property Type - Semi-Detached House

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Meters - 79 SQM

Parking - Driveway

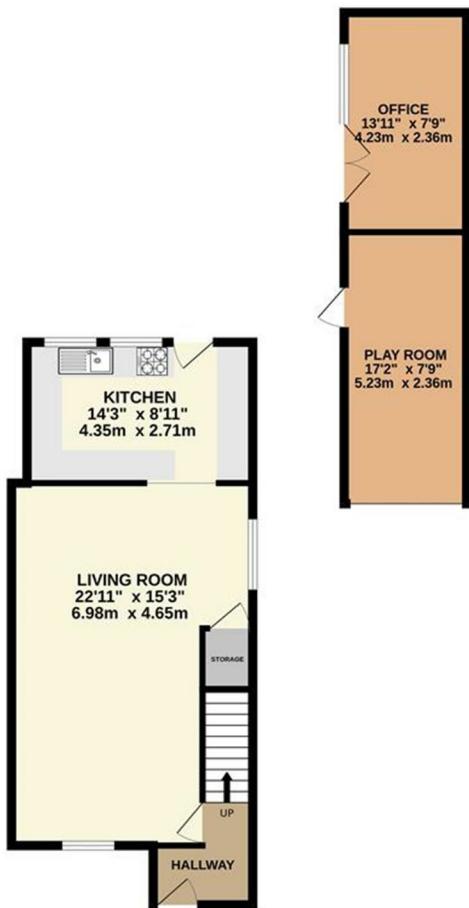
Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Oil





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TOTAL FLOOR AREA: 1090 sq.ft. (101.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. The plan is for identification purposes only and should not be relied upon by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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- Semi-Detached House
- Fitted Kitchen
- Spacious Living Room
- Three Bedrooms
- Modern Bathroom
- Office/Garden Room
- Driveway Parking
- Viewing Highly Recommended



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

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