Clarke Philips

Estate Agents & Property Management



FERN WAY | RED LODGE

Ex Show Home - High Specification Throughout

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Guide Price £279,995 Freehold

FEATURES

- NO CHAIN
- High Specification Throughout - Ex Show Home
- Edge of popular modern development
- Single Garage & Private driveway
- Walking distance to Local Primary Schools, Shops & Doctors Surgery
- EPC - B
- Council Tax Band C
- Easy Access to A11/A14 & Kennett Train Station

DESCRIPTION

A beautifully presented three-bedroom ex-show home, uniquely positioned at the front edge of the development and pleasantly set back from the road. The property benefits from numerous upgrades throughout and offers spacious accommodation arranged over three floors, including a kitchen/diner with integrated appliances, lounge, conservatory and an impressive top-floor master bedroom with separate dressing area.

Outside, there is a landscaped rear garden, single garage and off-road parking. Ideally located within walking distance of local primary schools and shops, with excellent transport links providing easy access to the A11, A14 and Kennett railway station.

A particularly well-positioned home that must be viewed to be fully appreciated.







ACCOMMODATION

Entrance Hall
Stairs leading to first floor.

Lounge 13'6" x 12'10"n (4.14m x 3.93mn)
Wood effect flooring, French doors leading into conservatory.

Conservatory 10'2" x 9'4" (3.10m x 2.87m)
Double doors leading to rear garden

Kitchen/Diner 17'0" x 6'2" (5.20m x 1.89m)
Modern filled kitchen with integrated fridge/freezer, dishwasher and washer/dryer. Double oven with gas hob and extractor over. Tiled splash-back and feature lighting. Window to front aspect.

Cloakroom W/C
Low level WC, hand wash basin.

Master Bedroom 12'7" x 10'11" (3.84m x 3.34m)
2 Velux windows to rear aspect with built in blinds.

Dressing Area
Built in and fitted wardrobes.

Ensuite 10'4" x 9'2" (3.17m x 2.80m)
Low level WC, hand wash basin and double shower cubicle. Window to front aspect.

Bedroom Two 12'7" 10'11" (3.84m 3.34m)
Window to rear aspect, Fitted wardrobes with mirrored doors.

Bedroom Three 6'3" x 11'1" (1.92 x 3.40)
Window to front aspect.

Family Bathroom
Panel bath with shower hose attachment, pedestal sink and low level WC. Fully tiled walls.

Outside
Mainly laid to lawn with patio and shingle areas. Gated access to the rear.

Garage & Parking
Parking for two cars on private block paved driveway leading to single garage with up and over door. Rear pedestrian door leading to rear garden.

Agents Note
The property is subject to an estate management charge £320/pa 25/26









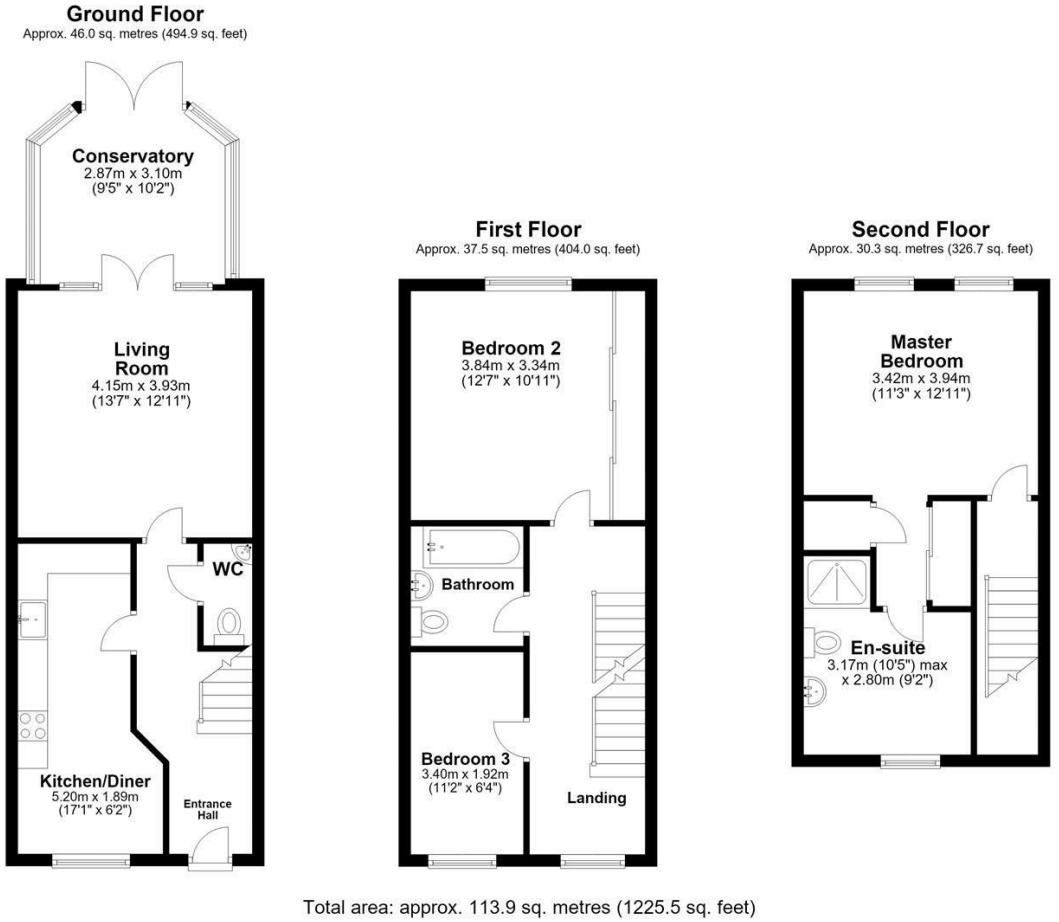


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Spacious Three Bedroom Townhouse in Desirable Location



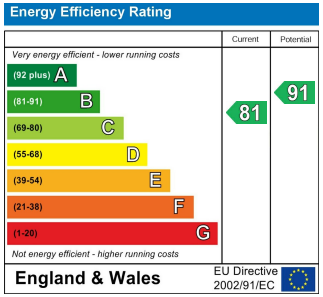


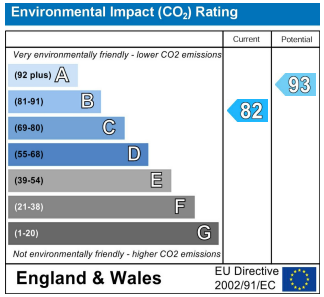


Total area: approx. 113.9 sq. metres (1225.5 sq. feet)

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Council Tax Band :





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.