



**Gillyflower Way, Red Lodge IP28 8YZ**

**Guide Price £280,000**

**MA**

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## Gillyflower Way, Red Lodge IP28 8YZ

A delightful semi detached home in a quiet position in the popular village of Red Lodge.

Red Lodge has several shops, a doctor and dental surgery, a primary school and restaurant. It provides easy access to the A11/A14 with Cambridge just 20 minutes away.

Accommodation includes a living room, modern kitchen/diner and WC. There are three bedrooms with an ensuite to the master and a family bathroom.

Externally, there a block paved driveway providing off road parking. The rear garden is south-east facing and generous in size and is fully enclosed.

NO CHAIN

### Entrance Hall

With doors leading to kitchen/dining room, living room and cloakroom. Built-in storage cupboard. Stairs leading to first floor.

### Kitchen/Dining Room 16'6" x 8'5" (5.03m x 2.57m)

Contemporary kitchen/dining room with LVT wood flooring. Range of matching eye and base level cupboards with worktop over. Stainless steel sink and drainer with mixer tap over. Integrated oven with gas hob and extractor above. Integrated fridge/freezer. Space and plumbing for washing machine. French doors to the rear garden. Window to the front aspect. Radiator. Door to entrance hall.

### Living Room 16'6" x 10'6" (5.03m x 3.21m)

Spacious living room with French doors to the rear garden. Window to the front aspect. Radiator. Door to entrance hall.

### Cloakroom

White suite comprising low level W.C. and hand basin. Door to entrance hall.

### Landing

With doors leading to all bedrooms and bathroom. Airing cupboard. Radiator. Window to the rear aspect. Stairs to ground floor.

### Master Bedroom 10'5" x 9'3" (3.20m x 2.82m)

Double bedroom with built-in storage wardrobes. Window to the front aspect. Radiator. Doors leading to en suite and landing.

### En Suite 12'8" x 7'2" (3.87m x 2.20m)

Contemporary en suite with white suite comprising low level, concealed cistern, W.C., wall mounted hand basin with mixer tap over and generous walk-in shower. Attractively tiled throughout. Obscured window. Door to Master bedroom.

### Bedroom 2 9'3" x 8'9" (2.82m x 2.68m)

Well proportioned room with window to the front aspect. Radiator. Door to landing.

### Bedroom 3 8'9" x 7'2" (2.68m x 2.20m)

Well proportioned room with window to the rear aspect. Radiator. Door to landing.

### Bathroom 7'5" x 5'7" (2.28m x 1.71m)

Contemporary bathroom with white suite comprising low level, concealed cistern, W.C., wall mounted hand basin with mixer tap over and panelled bath with wall mounted shower over. Obscured window. Attractively tiled. Door to landing.

### Outside - Front

Lawned area with established border shrub planting with pathway and step leading to front door with storm porch over. Block paved driveway providing off street parking. Access gate to the rear garden.

### Outside - Rear

South-East facing garden, mainly laid to lawn with some border planting. Patio area to the rear of the house with two sets

of French doors leading to the kitchen/dining room and living room. Timer shed. Access gate to the front.

### PROPERTY INFORMATION

EPC - B

Tenure - Freehold - service charge £120 p.a.

Council Tax Band - C (West Suffolk)

Property Type - Semi-Detached House

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Meters - 84 SQM

Parking - Driveway for 2 Cars

Attic - part boarded

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type - Ultrafast available, 1800Mbps download, 220Mbps upload

Mobile Signal/Coverage - Ofcom advise likely on all networks

Rights of Way, Easements, Covenants -

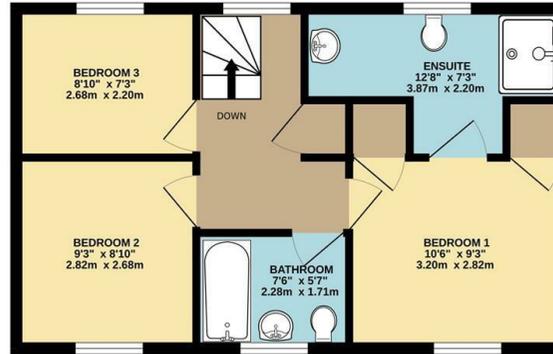
None that the vendor is aware of



GROUND FLOOR  
435 sq.ft. (40.5 sq.m.) approx.

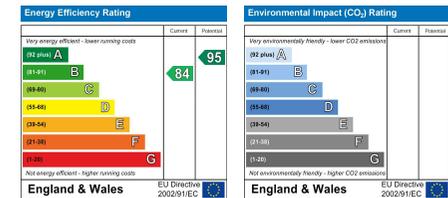
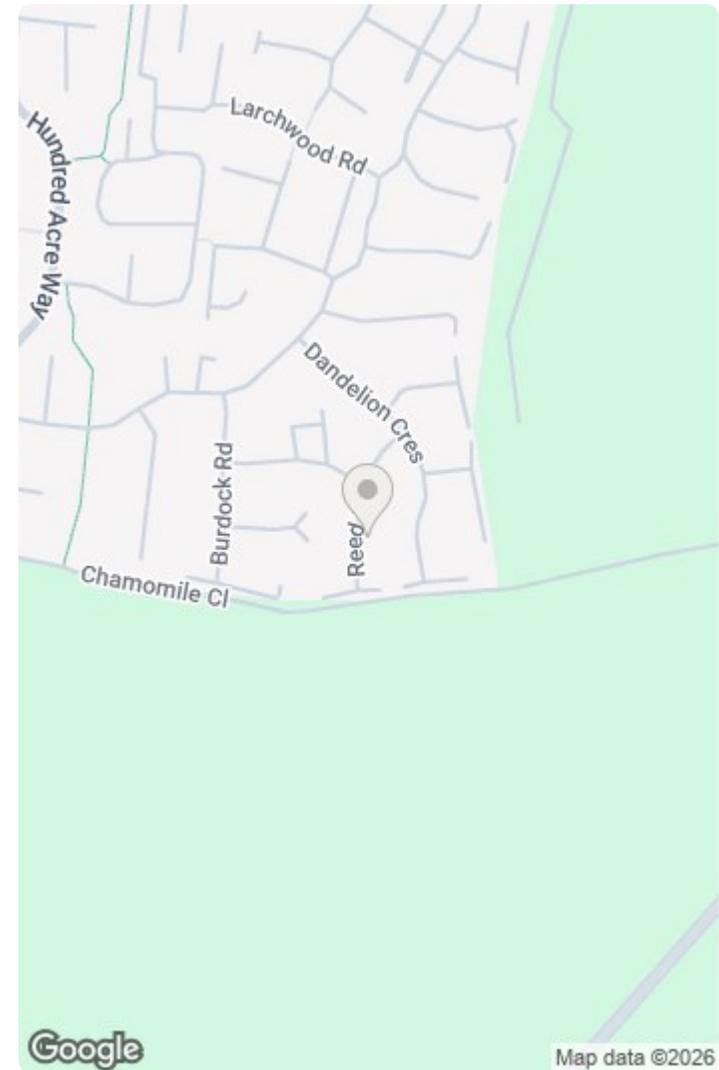


1ST FLOOR  
442 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 877 sq.ft. (81.5 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 mis-statement. This plan is for illustrative purposes only and should be used as such 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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