



Carnation Way

Red Lodge, IP28

Price £230,000

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Description

This impressive semi-detached bungalow enjoys an enviable location within the popular, growing village of Red Lodge and backs onto the picturesque Red Lodge Heath Nature Reserve which is ideal for dog walking, running and generally enjoying the local nature.

The bungalow provides a generous amount of off street parking in the form of a car port and driveway immediately in front of a single garage, whilst the front garden has also been patioed for ease of maintenance and would allow space for another car to park should a buyer require.

The open plan lounge/ dining room and contemporary kitchen is a stunning feature at the heart of this home, with modern bi-fold doors overlooking a well maintained, enclosed rear garden allowing natural light to flood this generous living space. The kitchen offers a range of wall and base level units, 1.5 bowl stainless steel sink and draining board, integrated dishwasher, integrated cooker and electric hob with extractor hood fitted over as well as space for a fridge freezer.

The bungalow enjoys two bedrooms, including a good sized main bedroom with a built in wardrobe. The internal accommodation is concluded by the family bathroom which is also a contemporary style and comprises W.C, wash hand basin, bath with a shower over and a heated towel rail.

Outside, the rear garden is predominantly laid to lawn and features a decking area, providing a space for seating/ entertaining, as well as a brick built garden room which would be ideal for a variety of uses whilst currently providing additional utility space with further base level units, stainless steel sink and drainer, space for a washing machine and tumble drier plus French doors to the front.

This property is a short distance from Nisa convenience store (approx 0.5 miles), Tesco Express (approx 0.8 miles) as well as the Red Lodge Pavilion (approx 0.7 miles) which includes a

large children's playground, multi-use games area, playing field and a car park. Red Lodge also benefits from excellent transport links to Newmarket, Cambridge and London as well as Norwich in the other direction via the nearby dual carriageway

Measurements

L-Shaped Open Plan Kitchen/ Lounge - 20'2" max (14'2" min) x 15'9" max (8'6" min)

Bedroom - 12'1" max x 11'5" max

Bedroom - 8'6" x 7'11"

Family Bathroom - 7'1" x 5'6"

Anti-money Laundering (AML) and Identification

We are supervised by HMRC and, as such, have an obligation under anti-money laundering regulations to conduct anti-money laundering checks on all potential buyers and sellers. Our trusted partner, Coadjute, will securely manage these checks on our behalf.

Once an offer is accepted (subject to contract) Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service.

These anti-money laundering checks must be completed before we can send a Memorandum of Sale to solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Agents Note

Council Tax Band - West Suffolk, B.

Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

Whilst we intend to make our particulars as accurate as

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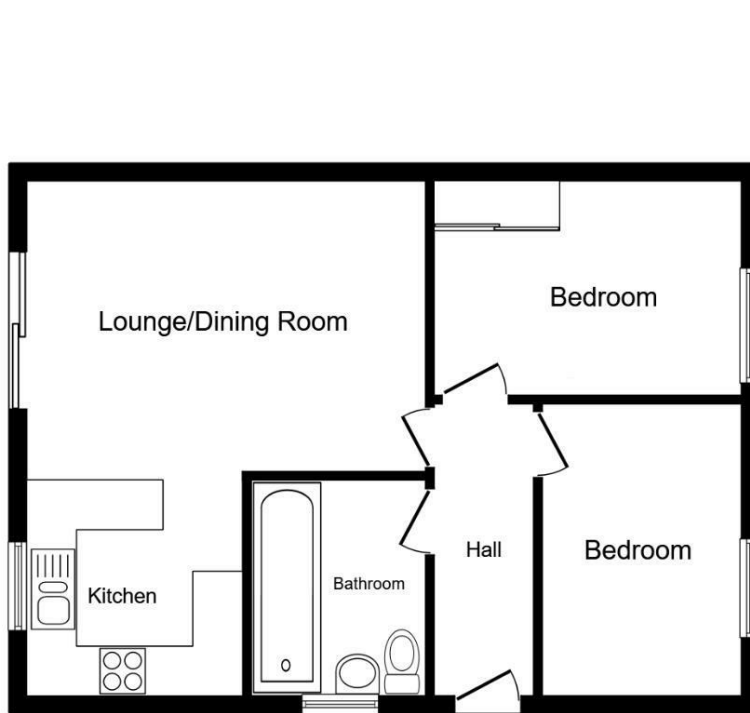
possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

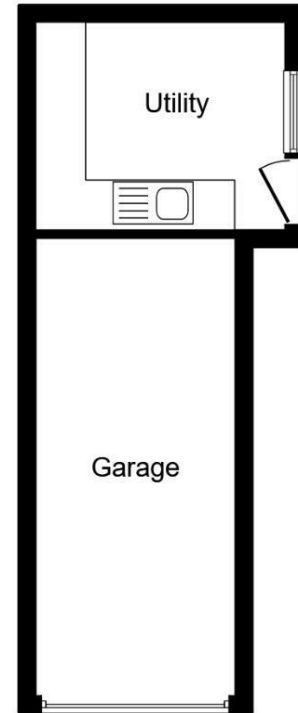
Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.





Floor Plan

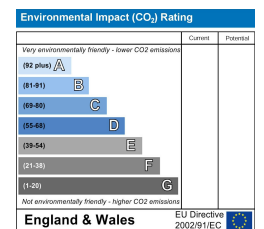
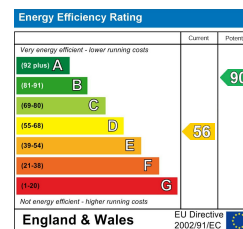


Garage

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Viewing

Please contact our Brandon Office on 01842 818282 if you wish to arrange a viewing appointment for this property or require further information.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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