



24 Rosehip Avenue
Red Lodge, Suffolk IP28 8WS
Guide Price £225,000

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A superbly presented semi-detached two bedroom house positioned in a private cul-de-sac and forming part of this modern residential development within the ever popular village of Red Lodge.

Boasting light and bright rooms throughout with accommodation comprising of an entrance hall, cloakroom, one spacious reception room used as lounge/diner with double doors leading to enclosed rear garden, modern fitted kitchen open plan to hall, two first floor double bedrooms and a family bathroom. Benefits include gas fired heating and double glazing throughout.

Externally the property boasts a generous and well maintained garden with gated access to front, storage shed and gated access to one allocated parking space behind.

A perfect first time purchase – early viewing is essential.

EPC (C)

Accommodation Details

Part glazed front door with storm canopy leading through to:

Hallway

With staircase rising to the first floor, tiled flooring, radiator, access and door leading through to:

Lounge 17'9" x 12'2" (5.41m x 3.71m)

With French style doors leading to the rear garden, built in storage cupboard, room for dining table and chairs, TV aerial connection point, radiator.

Kitchen 9'11" x 5'4" (3.02m x 1.63m)

Fitted with a range of eye level and base storage units with working top surfaces over, built in oven, separate four ring gas hob with extractor hood over,

space and plumbing for dishwasher, space and plumbing for washing machine, space for fridge/freezer, inset sink unit with mixer tap over, tiled flooring, radiator, window to the front aspect.

Cloakroom

Comprising low level WC and wash hand basin, radiator, window with obscured glass to the front aspect.

First Floor Landing

With access to loft space, access and door leading through to:

Bedroom 1 12'2" x 8'8" (3.71m x 2.64m)

With window to the front aspect, built in cupboard, radiator.

Bedroom 2 12'2" x 8'5" (3.71m x 2.57m)

With window to the rear aspect, radiator.

Bathroom

Family bathroom with suite comprising panel bath with plumbed shower over and glass screen, pedestal wash hand basin and low level WC, part tiled walls, tiled flooring, radiator, extractor.

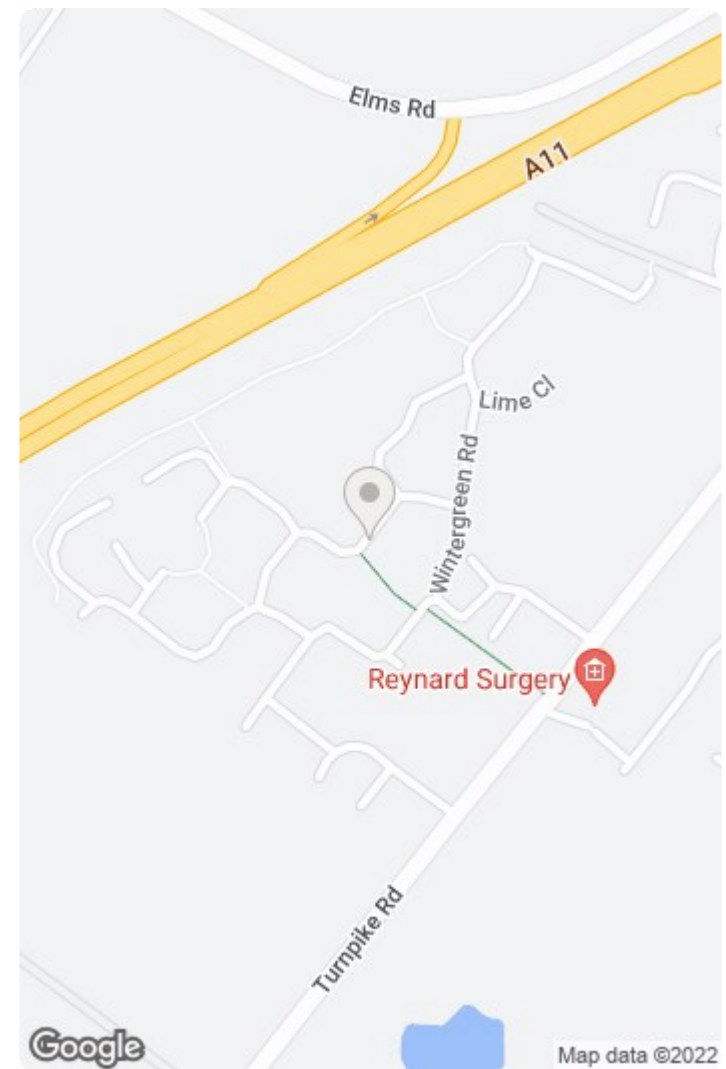
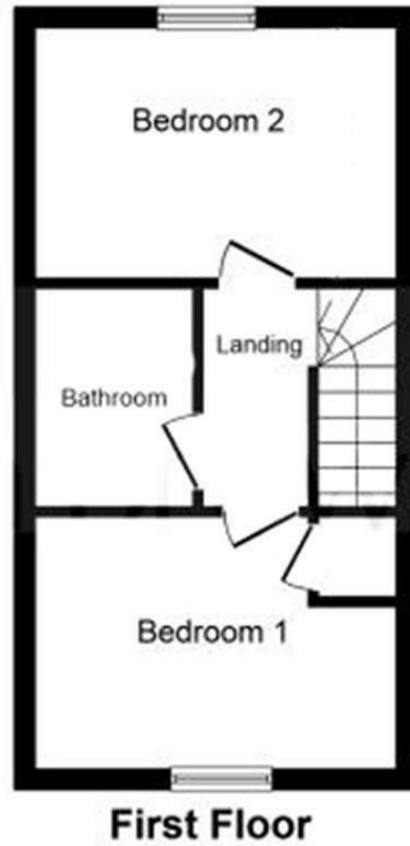
Outside - Front

Small front garden laid with slate chippings, gated access to rear garden.

Outside - Rear

Fully enclosed rear garden predominantly laid to lawn, paved patio/seating area, timber built shed with power and lighting, gated access to parking.





This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

Very energy efficient - lower running costs
Very environmentally friendly - lower CO₂ emissions
Not energy efficient - higher running costs
Not environmentally friendly - higher CO₂ emissions
 England & Wales EU Directive 2002/91/EC

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