



**87 Hundred Acre Way
Red Lodge, Suffolk IP28 8FQ
Offers In Excess Of £250,000**

87 Hundred Acre Way, Red Lodge, Suffolk IP28 8FQ

A really well-proportioned semi-detached family home offering superb value for money and attractively positioned in this much loved modern residential development towards the village outskirts.

Presenting an opportunity to improve, this property enjoys two reception rooms, kitchen, utility and garage with internal access to side that has been converted into store room/office or potential bedroom 4 (the garage has no consents or planning permissions granted to change into an internal room). With three good size bedrooms, master with en-suite shower room and a family bathroom to the first floor.

Complete with a low maintenance, enclosed rear garden and off road parking.

Realistically and sensibly priced.

EPC (C)

Accommodation Details

Front door leading through to:

Dining Room 13'4" x 12'3" (4.06m x 3.73m)

With window to the front aspect, wood effect flooring, radiator, access and door leading through to:

Study 10'9" x 11'8" (3.28m x 3.56m)

With window to the front aspect, wood effect flooring, radiator.

Living Room 10'6" x 15'9" (3.20m x 4.80m)

Dual aspect room with windows to the front and rear aspects and glazed door leading to the rear garden, wood effect flooring, TV aerial connection point, radiator.

Kitchen 8'10" x 10'1" (2.69m x 3.07m)

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 for fridge/freezer, inset sink unit with mixer tap over, tiled flooring, window to the rear aspect, radiator, access and door leading through to:

Utility Room 6'3" x 6'3" (1.91m x 1.91m)

With space and plumbing for washing machine, space for tumble dryer, tiled flooring, door leading to the rear garden, access and door leading through to:

Cloakroom 3'2" x 5'8" (0.97m x 1.73m)

Comprising low level WC and wash hand basin, tiled flooring, radiator, extractor.

First Floor Landing

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

Bedroom 1 10'5" x 12'8" (3.18m x 3.86m)

With window to the front aspect, built in wardrobes, wood effect flooring, radiator, access and door leading through to:

En-Suite 7'4" x 3'0" (2.24m x 0.91m)

With suite comprising shower enclosure and wash hand basin set in vanity unit, part tiled walls, tiled flooring, window to the rear aspect.

Bedroom 2 12'0" x 12'8" (3.66m x 3.86m)

With window to the front aspect, wood effect flooring, radiator.

Bedroom 3 6'8" x 9'4" (2.03m x 2.84m)

With window to the rear aspect, wood effect flooring, radiator.

Bathroom 8'5" x 6'3" (2.57m x 1.91m)

With suite comprising panel bath with mixer taps/shower attachment, wash hand basin and low level WC, part tiled walls, tiled flooring, radiator, window to the rear aspect.

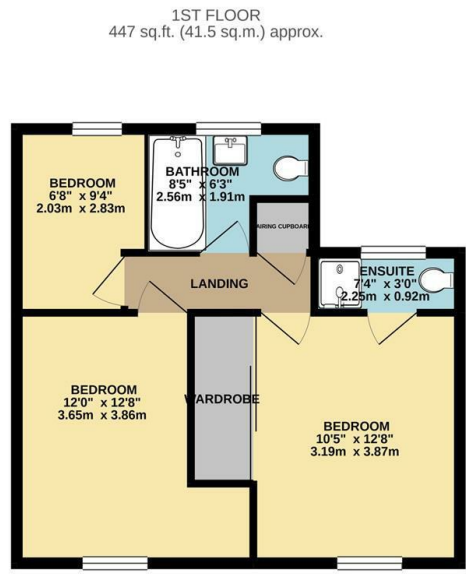
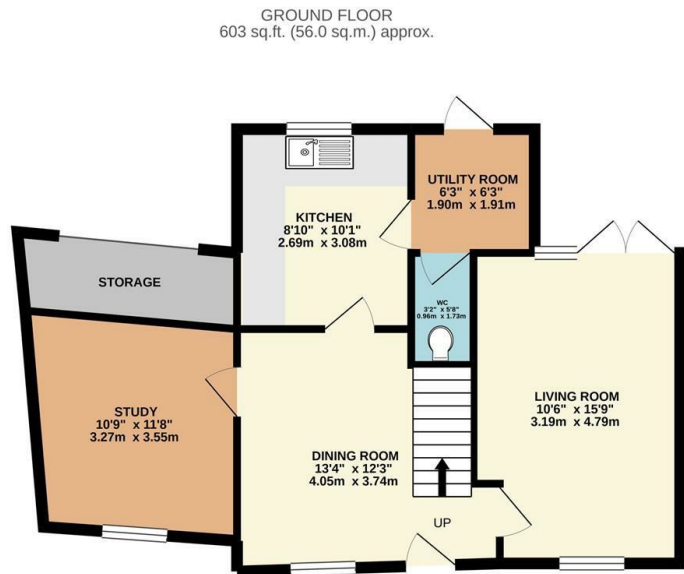
Outside - Front

Enclosed front garden with gated access bordered by picket fencing and mature hedging.

Outside - Rear

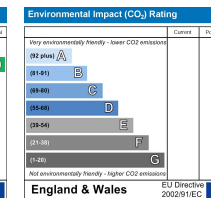
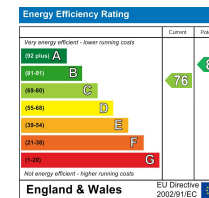
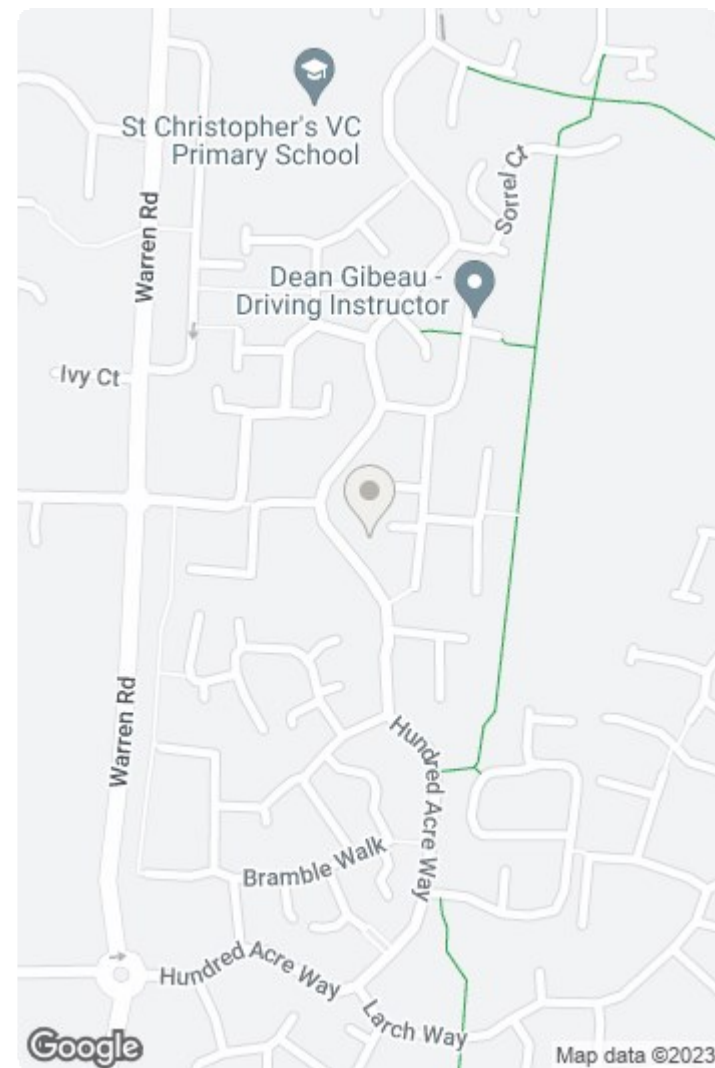
Fully enclosed and low maintenance rear garden with faux lawn, paved patio/seating area with timber pergola over and separate block paved area, large timber outhouse/shed with power and lighting, timber storage shed, gated rear access leading to residents parking.





TOTAL FLOOR AREA : 1050 sq.ft. (97.5 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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