



**Laburnum Close**  
**Red Lodge, IP28 8LR**  
**Guide Price £295,000**



## Laburnum Close, Red Lodge, IP28 8LR

A superb semi-detached family home standing towards the end of a no-through road and located within this ever growing and popular village.

Cleverly extended, the property offers accommodation to include an entrance hall, kitchen, living room/dining room, three DOUBLE bedrooms and a re-fitted bathroom. Benefiting from double glazing and oil fired heating.

Externally the property offers a fully enclosed rear garden, integral garage and ample parking to the front.

Incredibly deceptive, viewing is recommended.

Council Tax B (West Suffolk)  
EPC (D)

### Accommodation Details:

Fully glazed entrance door through to the:

#### Entrance Hall

With laid laminate flooring and door through to the:

#### Kitchen 8'5" x 8'7" (2.58 x 2.64)

Fitted with a range of both eye and base level storage units and working surfaces over, tiled splashback areas, inset stainless steel sink and drainer with mixer tap, integrated AEG double oven and 4-ring ceramic hob and extractor hood above and integrated dishwasher. Space and plumbing for washing machine. Window to the front aspect.

#### Sitting Room 20'11" x 10'10" (6.40 x 3.32)

Spacious sitting room with TV connection point, radiators,

staircase rising up to the first floor with storage cupboard under, window to the rear aspect and opening through to the:

#### Dining Room 11'5" x 10'2" (3.50 x 3.12)

Laid laminate flooring and French doors out to the rear garden.

#### First Floor Landing

With airing cupboard and door through to:

#### Bedroom 1 12'0" x 9'4" (3.66 x 2.87)

Double bedroom with built-in wardrobes, radiator and window to the front aspect.

#### Bedroom 2 10'8" x 9'5" (3.27 x 2.89)

Double bedroom with built-in storage cupboard, radiator and window to the rear aspect.

#### Bedroom 3 10'7" x 8'3" (3.24 x 2.54)

Double bedroom with storage cupboard, radiator and window to the rear aspect.

#### Bathroom

Three piece bathroom suite comprising of a concealed WC, wash basin with vanity under, panelled bath with wall mounted shower and glass screen, heated towel rail and obscured window to the front aspect.

#### Outside - Front

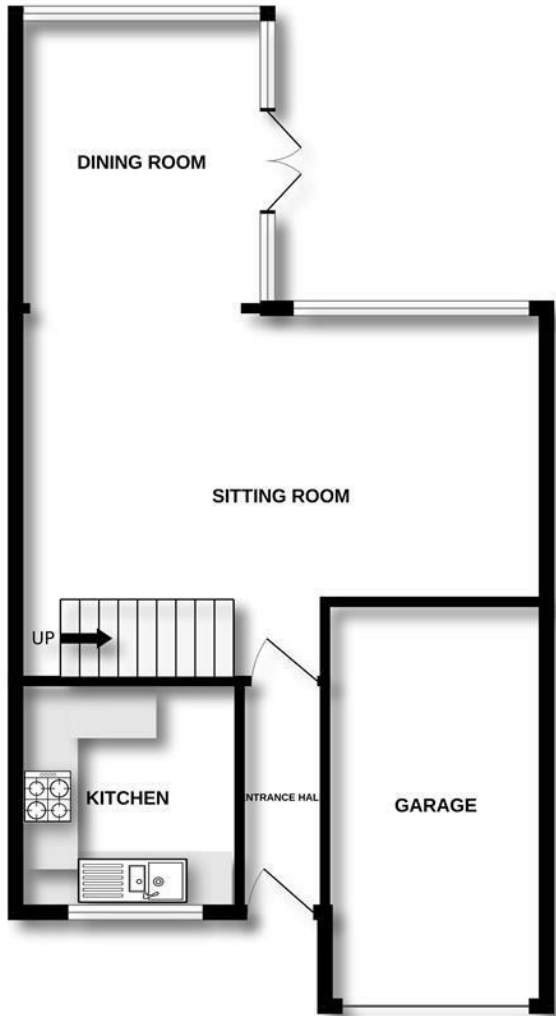
Bloc driveway proving off-road parking leading up to the integral garage and side pedestrian gate.

#### Outside - Rear

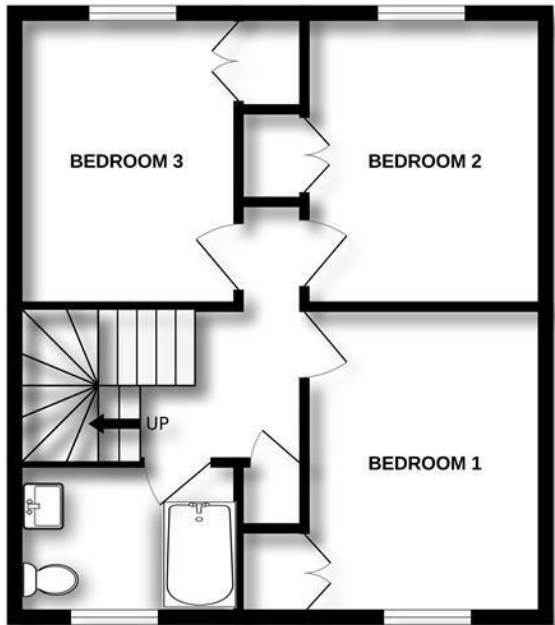
Fully enclosed laid to artificial lawn with two paved patio areas and outdoor lighting and electrical point.



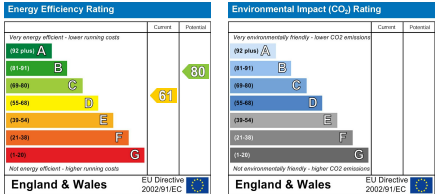
GROUND FLOOR



1ST FLOOR



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