



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.

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.

PROPERTY INFORMATION

Maintenance fee - n/a
EPC - D

Tenure - Freehold

Council Tax Band - B (West Suffolk)

Property Type - Semi-detached

Property Construction – Standard
Number & Types of Room – Please refer to the floorplan

Square Meters - 89 SQM

Parking – Driveway & garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

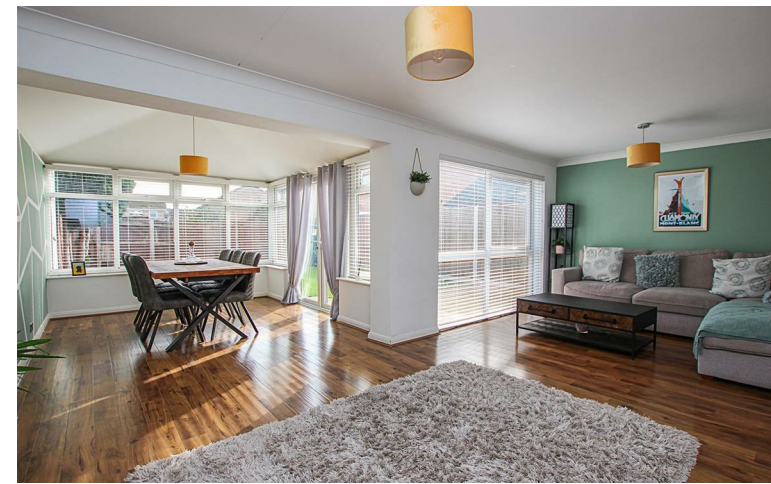
Broadband Connected - tbc

Broadband Type – Standard available, 30Mbps download, 5Mbps upload

Mobile Signal/Coverage – Good

Rights of Way, Easements, Covenants

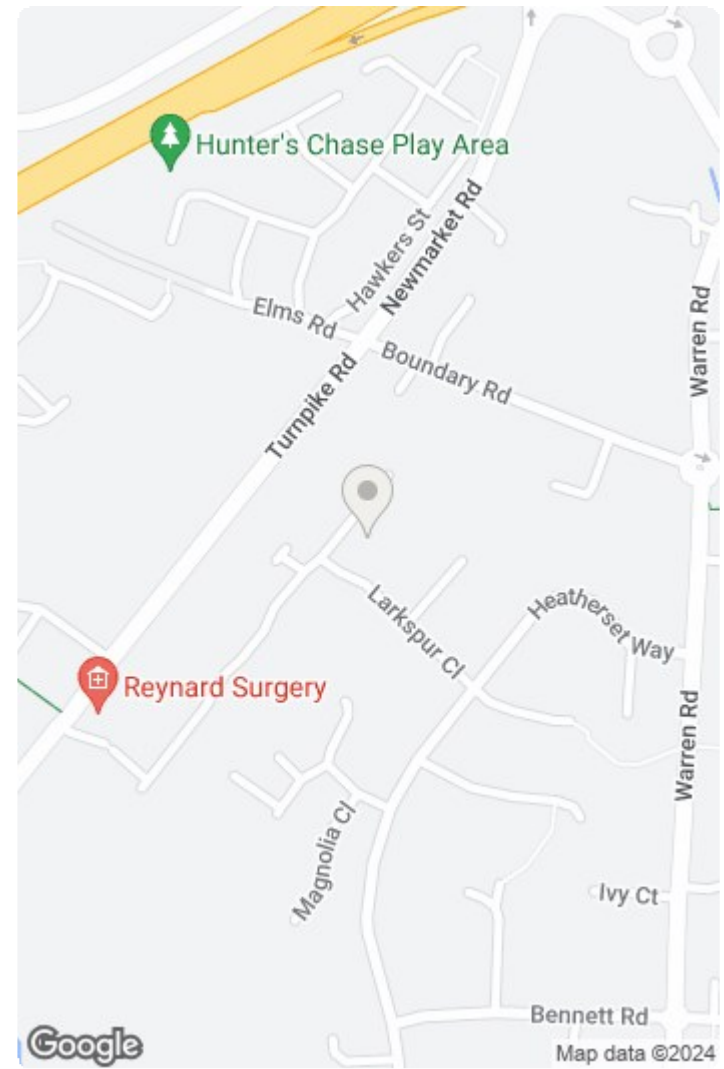
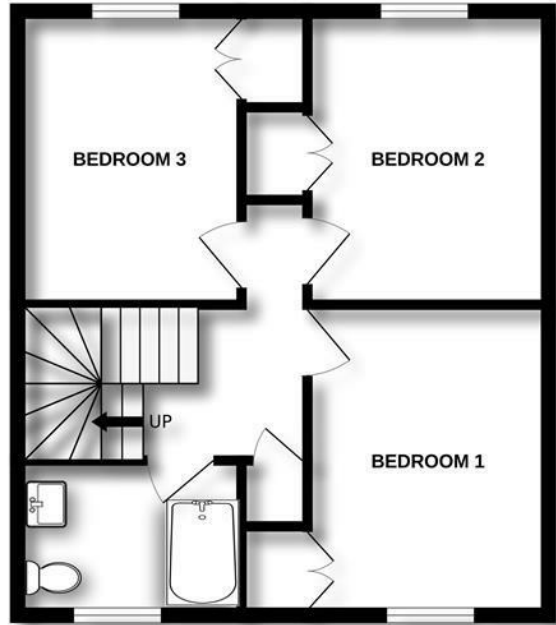
– None that the vendor is aware of



GROUND FLOOR



1ST FLOOR



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.
Made with Metropix ©2024

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|--------------------------|-----------|--|-----------|
| Current | Potential | Current | Potential |
| 60 | 61 | | |

Energy Efficiency Rating scale: A (92-101), B (81-91), C (69-80), D (54-68), E (39-53), F (21-38), G (1-20).
Environmental Impact (CO₂) Rating scale: A (1-10), B (11-20), C (21-30), D (31-40), E (41-50), F (51-60), G (61-70).

This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising from them. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.

