



GORSE CLOSE | RED LODGE

*Detached Family Home in Central Village Location*

## GORSE CLOSE | RED LODGE

Guide Price £318,000 Freehold

### FEATURES

- Walking Distance to Schools, Shops, Doctors & Nature Reserve
- Generous Kitchen/Diner
- Easy Access to A11/A14 and Kennett Train Station
- Living Room with Log Burner
- Large garden to the rear
- Virtual Tour Available
- Oil Central Heating System

### DESCRIPTION

Clarke Philips are pleased to offer this four bedroom detached home, location in a central village cul-de-sac walking distance to Schools, Shops, Doctors and Nature Reserve. Comprising of a living room with log burner, kitchen diner perfect for entertaining and downstairs WC. The garage has been converted into an additional kitchen area, however could be converted for a variety of uses (stp). Upstairs offers four well sized bedrooms and a family bathroom. Outside the property is approached via a private driveway and front garden. Enclosed garden to the rear with a raised lawn area with decking.

#### Entrance Hall & Utility Cupboard

Window and door to front aspect. Stairs to first floor. Cupboard housing oil fired boiler. Double cupboard below stairs with plumbing for washing machine.

#### Part converted garage/storage area 15'9" x 7'4" (4.81m x 2.24m)

Window to front and French doors to the rear. Wide range of base and larder units. Electric range cooker with extractor over. Breakfast bar and wood effect flooring.



## ACCOMMODATION

### Living Room 16'10" x 12'0" (5.14m x 3.66m)

Window to front aspect. Log burner and wood effect flooring.

### Kitchen/Diner 9'10" x 18'3" (3.00m x 5.55m)

Spacious room with ample wall and base units, electric range cooker with extraction hood above. Space and plumbing for dishwasher and space for fridge/freezer. Feature under cupboard lighting and display units. Window and sliding patio doors leading to rear garden.

### Downstairs WC

Low level WC, hand wash basin and window to side aspect.

### First Floor Landing

Window to side aspect. Airing cupboard.

### Bedroom 1 13'1" x 8'11" (3.98m x 2.72m)

Window to rear aspect.

### Bedroom 2 13'1" x 9'0" (3.98m x 2.74m)

Window to rear, built in wardrobe.

### Bedroom 3 9'11" x 8'5" (3.03m x 2.56m)

Window to front aspect.

### Bedroom 4 11'7" x 9'6" (3.53m x 2.90m)

Window to front aspect.

### Bathroom

Fully tiled bathroom with panel bath and shower over. Low level WC, hand wash basin. Window to side aspect and heated towel rail.

### Outside

Outside the property is approached via a private driveway and front garden. Enclosed garden to the rear with a raised lawn area with decking. UPVC Oil tank enclosed by fencing.

### Material Information

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Oil

Broadband Connected - Yes

Broadband Type - Ultra

Mobile Signal/Coverage - Good

Rights of Way, Easements, Covenants - None that the seller is aware of



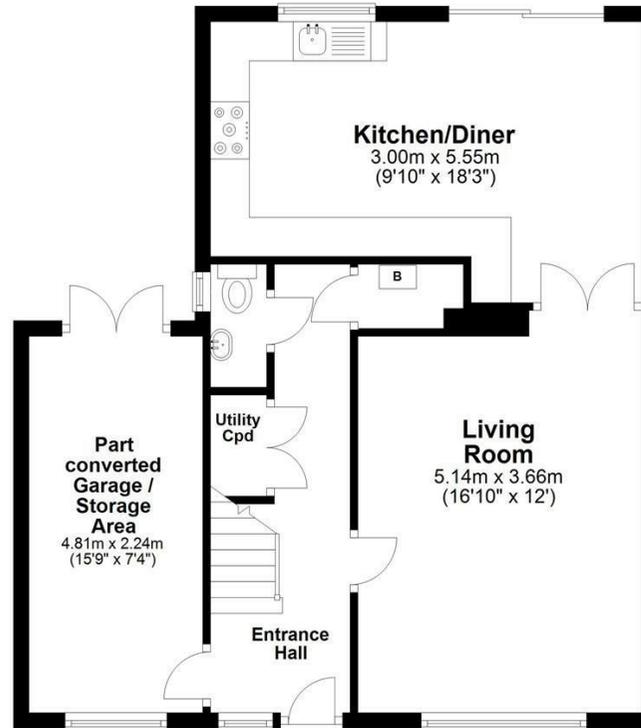






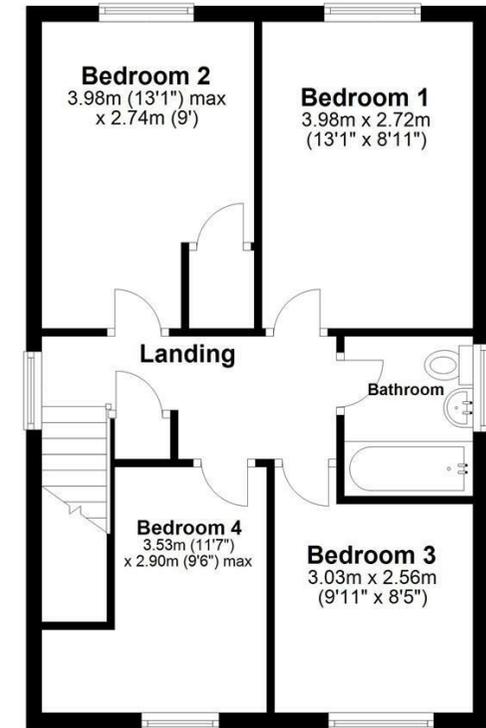
**Ground Floor**

Approx. 60.3 sq. metres (649.2 sq. feet)



**First Floor**

Approx. 50.3 sq. metres (541.7 sq. feet)



Total area: approx. 110.6 sq. metres (1190.9 sq. feet)

01638 750241

Council Tax Band : C

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**MONEY LAUNDERING REGULATIONS 2003**

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.

**THE PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
Current	Potential	
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC