



LAUREL CLOSE | RED LODGE

Walking distance to Shops, Doctors, Schools and Nature Reserve

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Offers In The Region Of
£240,000 Freehold

FEATURES

- Walking distance to local shops, schools, doctors and dentist
- In progress of having Air source heat pump with Solar Panels fitted
- Driveway & Single Garage
- Refitted Kitchen and Shower Room
- Deceptively Spacious
- Cul-de-sac location walking distance to Nature Reserve
- Council Tax Band B
- NO CHAIN
- Easy access to A11/A14 and Kennett Train Station with links to Bury, St Edmunds and Cambridge

DESCRIPTION

NO CHAIN - Semi-detached 3/4 bedroom chalet bungalow, set within a cul-de-sac within walking distance to local amenities. Much improved by the present owner with recently installed kitchen and shower room, with scope for further updates. Generous size rooms throughout, this property offers accommodation to include an entrance hall, re-fitted kitchen, living room, re-fitted shower room, dining room/study or possible bedroom four, and three further bedrooms. Externally the property offers a fully enclosed rear garden, driveway and single garage.

In progress of having Air source heat pump with Solar Panels fitted.

Entrance Hall

With built in cupboard, airing cupboard, access and door leading through to:

Living Room 18'0" x 10'9" (5.49m x 3.28m)
window to the front aspect, feature fireplace housing coal effect fire. Staircase leading to first floor.



ACCOMMODATION

Kitchen 9'4" x 8'9" (2.87m x 2.69m)

Modern refitted kitchen with wide range of wall and base units covered with wood effect work-surfaces. Double oven, separate hob with extractor over. Space for fridge/freezer, space and plumbing for washing machine, inset sink unit with mixer tap over, wood effect flooring, Window to front aspect.

Dining Room / Study 8'9" x 8'9" (2.69m x 2.69m)

sliding patio door leading through to the rear garden. Could be used as a fourth bedroom

Shower Room 7'3" 5'10" (2.21m 1.80m)

Re-fitted with suite comprising walk in shower enclosure, wash hand basin set in vanity unit and low level WC, fully tiled walled, tiled flooring, heated towel rail, window with obscured glass to the side aspect.

Bedroom 1 13'3" x 10'9" (4.06m x 3.28m)

With window to the rear aspect, built in cupboard.

First Floor Landing

Bedroom 2 10'5" x 6'9" (3.20m x 2.07m)

Built in wardrobes, part vaulted ceiling with velux window.

Bedroom 3

Built in wardrobes, part vaulted ceiling with velux window.

Outside

Enclosed front garden bordered by brick build wall complete with planter and laid with stone, gated access to enclosed rear garden, mainly laid to lawn with generous patio area, variety of shrubs, timber shed and green house.

Garage 16'9" x 8'5" (5.13m x 2.57m)

With up and over style door. Power and lighting.

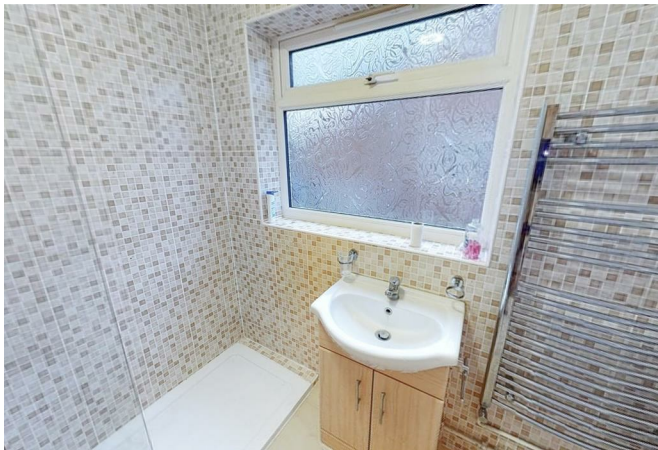
Agents Note

The property is currently serviced by domestic bottled LPG gas.









GROUND FLOOR
748 sq.ft. (69.5 sq.m.) approx.

1ST FLOOR
324 sq.ft. (30.1 sq.m.) approx.



TOTAL FLOOR AREA: 1072 sq.ft. (99.6 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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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.

