



SPEARMINT WAY | RED LODGE

Family Home within Walking Distance of Local Amenities

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Guide Price £280,000 Freehold

FEATURES

- Walking distance to Local Primary Schools, Doctors & Village Shops
- Easy access to A11/A14
- Kennett Train Station - Approximately 2.7miles away (google maps) Links to Bury St Edmunds & Cambridge.
- Virtual 3D Tour Available
- Two allocated parking spaces
- Low maintenance rear garden
- Access to Red Lodge heath moments away

DESCRIPTION

Well-Presented Three-Bedroom End of Terrace Home. Ideally positioned within walking distance of local shops, primary schools, and a doctors' surgery, this attractive home also offers convenient access to both the A11 and A14. The property provides spacious and versatile accommodation arranged over three floors.

The ground floor features a modern kitchen, cloakroom, and a bright living room with views over the rear garden. On the first floor, there are two well-proportioned bedrooms and a family bathroom. The entire top floor is dedicated to a generous primary suite, complete with its own en-suite shower room.

Outside, the property benefits from a low-maintenance rear garden and two allocated parking spaces directly in front of the home.

Entrance Hall

Stairs to first floor.

Downstairs WC

Low level WC, hand wash basin.



ACCOMMODATION

Kitchen 11'1" x 7'8" (3.40m x 2.34m)

Wide range of matching wall and base units with integral appliances including a built-in fridge/freezer, double electric oven with 4 ring electric hob and extractor hood over, built-in dishwasher and washing machine, tiled flooring and tiled splash-backs, wall mounted gas boiler enclosed in wall unit, window to the front aspect.

Living/Dining Room 15'6" x 14'8" (4.74m x 4.49m)

French doors to the rear garden, under stairs storage cupboard.

First Floor Landing

Bedroom 2 14'8" x 12'7" (4.48m x 3.85m)

Built-in wardrobes and 2 windows to the rear aspect.

Bedroom 3 14'1" x 7'8" (4.31m x 2.36m)

Window to front aspect.

Bathroom

Panel bath with shower over, low level wc, hand wash basin, heated towel rail and window to front aspect.

Second Floor

Main Bedroom 14'8" max x 12'5" (4.49m max x 3.81m)

Fitted double wardrobes with mirror doors. Window to front aspect.

En-suite

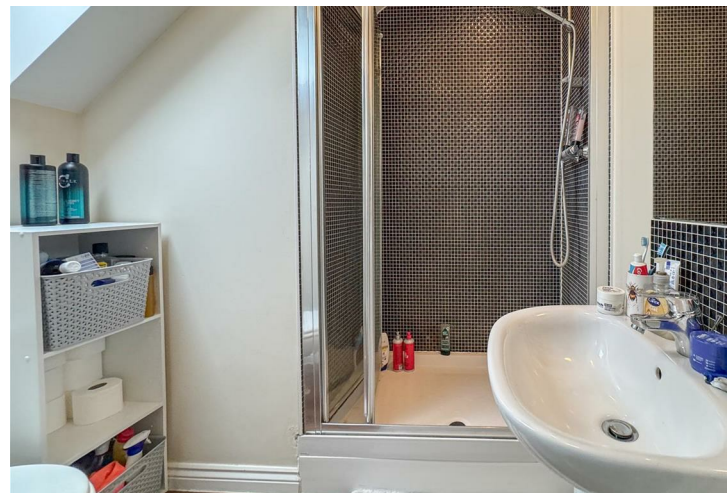
Tiled shower cubicle, low level WC, pedestal wash basin, velux window.

Outside

To the front of the property is a pathway and 2 allocated parking spaces directly in front of the property. The rear garden is enclosed by timber fencing mainly laid to astro turf with patio seating area, plum slate borders and side gated access.

Agents Notes

Please note the property is freehold with common managed areas and there is an annual service charge payable of approx. £267 for the maintenance of these communal areas.







Spacious Property throughout - Edge of Modern Development



Approximate Gross Internal Area 1084 sq ft - 101 sq m
Ground Floor Area 398 sq ft – 37 sq m
First Floor Area 398 sq ft – 37 sq m
Second Floor Area 288 sq ft – 27 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

01638 750241
info@clarkephilips.co.uk
www.clarkephilips.co.uk

Council Tax Band : C

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