



24 Thistle Way
Red Lodge

**DAVID
BURR**



Red Lodge is a growing community administered by West Suffolk Council. It has new homes from a variety of building companies centred on the Kings Warren development at the northern end of the village. Currently, community facilities include an Ecumenical church, village hall and venue (known as the Millennium Centre), a sports pavilion with tennis courts, a five-a-side football pitch and allotments. A new school opened in September 2012 and the new village centre which opened in 2014 has a convenience store, fish and chip shop, pharmacy and estate agents.

An immaculately presented, high specification and spacious four-bedroom detached home. The property enjoys a modern finish throughout consisting of an entrance hall, sitting room, kitchen/breakfast room, utility room, dining room, cloakroom, family bathroom and four bedrooms. The master of these enjoys an en-suite. Externally enjoying off street parking, a double garage and a well presented and low maintenance rear garden.

A spacious and immaculately presented four-bedroom detached home.

ENTRANCE HALL Wood flooring, understairs cupboard and stairs rising to the first floor.

SITTING ROOM Two windows to side aspect and French doors leading to the rear garden.

KITCHEN/BREAKFAST ROOM Fitted with kitchen units, granite worktops over and an inset double sink. Integrated appliances include a fridge, freezer, oven, SMEG gas hob and a dishwasher. Wood flooring, window to front aspect and French doors leading to the rear garden.

UTILITY ROOM Fitted units with worktops over and an inset sink and drainer. Wood flooring, washing machine and a door to rear aspect.

DINING ROOM Windows to both front and side aspects.

CLOAKROOM Wood flooring, wash hand basin and WC.

First Floor

LANDING Window to rear aspect and an airing cupboard.

MASTER BEDROOM Windows to both side aspects, fitted wardrobe and an **EN-SUITE**; extensively tiled with a shower cubicle, wash hand basin, WC and window to side aspect.

BEDROOM 2 Fitted wardrobe and windows to front and side aspects.

BEDROOM 3 Fitted storage and window to front aspect.

BEDROOM 4 Window to rear aspect.

FAMILY BATHROOM Extensively tiled with a bath and a shower over, wash hand basin, WC and window to front aspect.

Outside

The rear garden is fantastically presented and private. It is extensively paved with decorative paving and flowerbeds throughout. The decked area is a wonderful edition with it being sheltered and furnished with a brick-built barbecue. There is parking and a **DOUBLE GARAGE** accessed to the rear of the property.

24 Thistle Way, Red Lodge, Suffolk, IP28 8FR

SERVICES Gas fired central heating, main water, gas, electricity and drainage. **Note:** None of which have been tested by the agent.

LOCAL AUTHORITY West Suffolk District Council.

COUNCIL TAX BAND E.

TENURE Freehold.

EPC C.

WHAT3WORDS required.hikes.official

CONSTRUCTION TYPE Brick Construction.

COMMUNICATION SERVICES (source Ofcom)

Broadband: Yes. Speed: Up to 1000 mbps download, up to 1000 mbps upload. **Phone Signal:** Yes. Provider: EE, O2 and Vodafone.

FLYING FREEHOLD N/A.

SUBSIDENCE HISTORY None known.

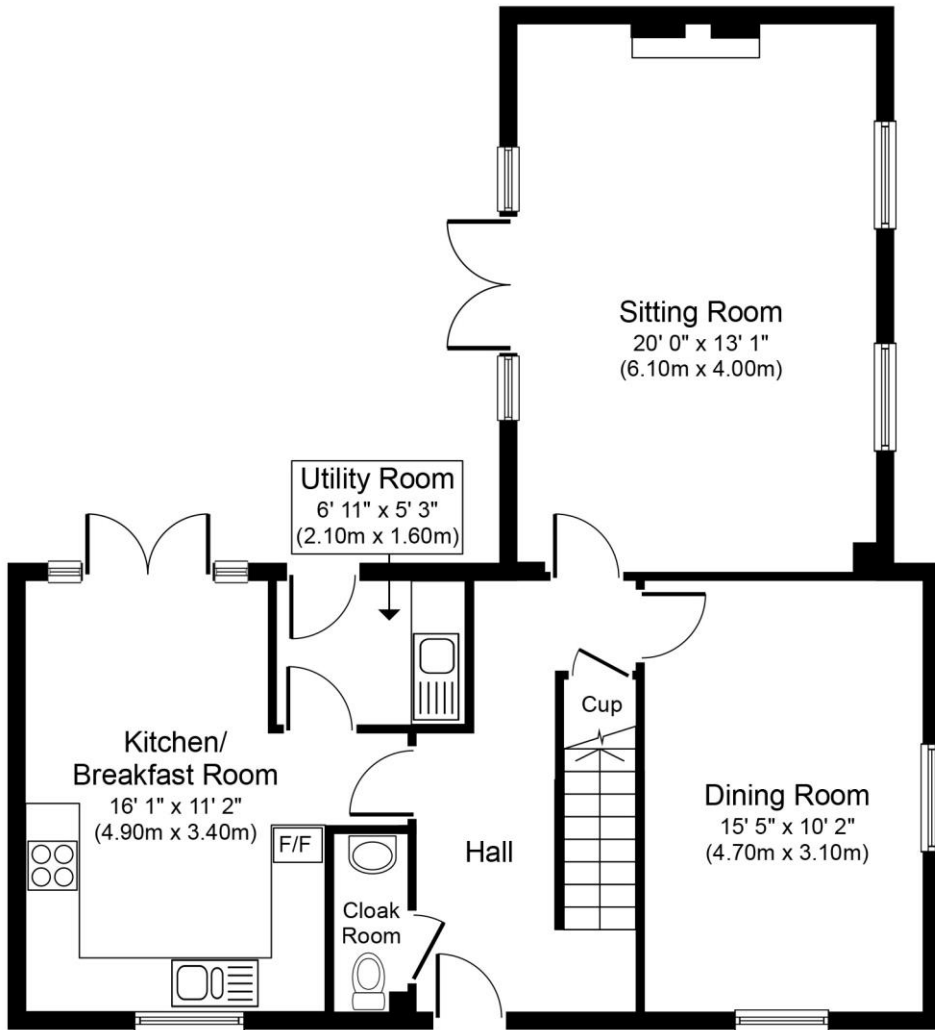
RIGHTS OF WAY/EASEMENTS/PUBLIC FOOTPATHS None known.

RESTRICTIONS ON USE OR COVENANTS None known.

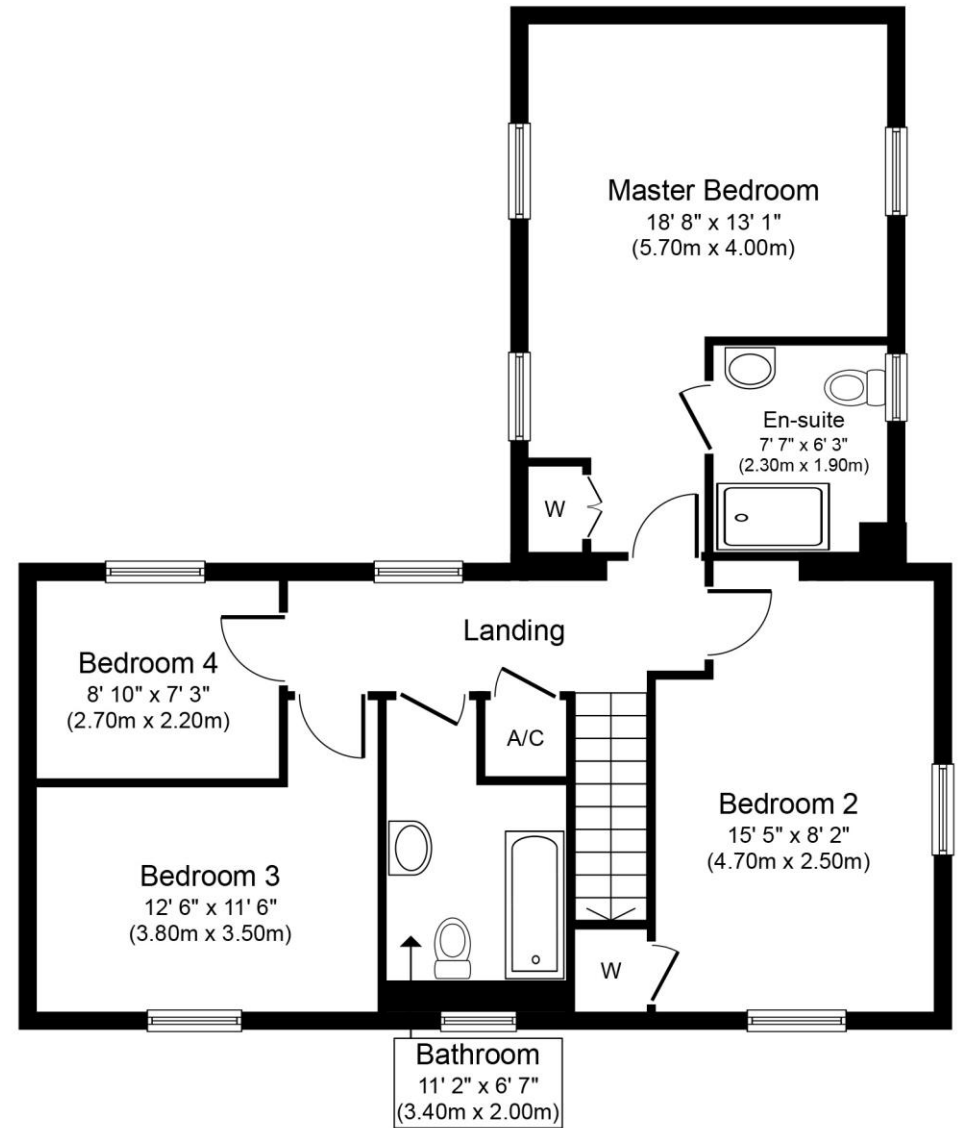
VIEWINGS Strictly by prior appointment only through David Burr.

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Ground Floor
Approximate Floor Area
786 sq. ft.
(73.0 sq. m.)



First Floor
Approximate Floor Area
786 sq. ft.
(73.0 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

