

Carnation Way
Bury St. Edmunds, IP28 8TW
Guide Price £195,000

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Carnation Way, Bury St. Edmunds, IP28 8TW

A modern family home standing at the end of a quiet and peaceful cul-de-sac and located in this popular and well served village.

This established property offers accommodation to include entrance hall, living room/dining room, kitchen, three bedrooms and bathroom.

Externally the property offers a fully enclosed rear garden and garage en-bloc.

Offering outstanding value for money and viewing is highly recommended.







Entrance Hall
With staircase rising to the first floor and door opening through to the:

Living/Dining Area 22'4" x 11'8" (max) (6.83m x 3.58m (max))
Spacious room with two storage heaters, useful storage cupboard, windows to the rear and front aspect. Opening through to the:

Kitchen 9'3" x 7'1" (2.84m x 2.18m)
Fitted with matching eye and base level storage units and working surfaces over, tiled splashback areas, inset stainless steel sink and drainer with mixer tap, oven with extractor hood above, space for a fridge/freezer and washing machine. External door to the rear leading out to the garden.

Bathroom
Three piece bathroom suite comprising a low level WC, pedestal hand basin, panelled bath, heated towel rail and obscured window to the rear aspect.

Bedroom 1 11'1" x 11'3" (3.38m x 3.45m)
Double bedroom with storage heater and window to the rear aspect.

Bedroom 2 11'3" x 8'7" (3.43m x 2.64m)
Double bedroom with storage heater and window to the front aspect.

Bedroom 3 8'8" x 6'2" (2.65m x 1.90m)
With storage heater and window to the front.

Outside - Rear
Enclosed garden with rear pedestrian gate leading to the garage en bloc.

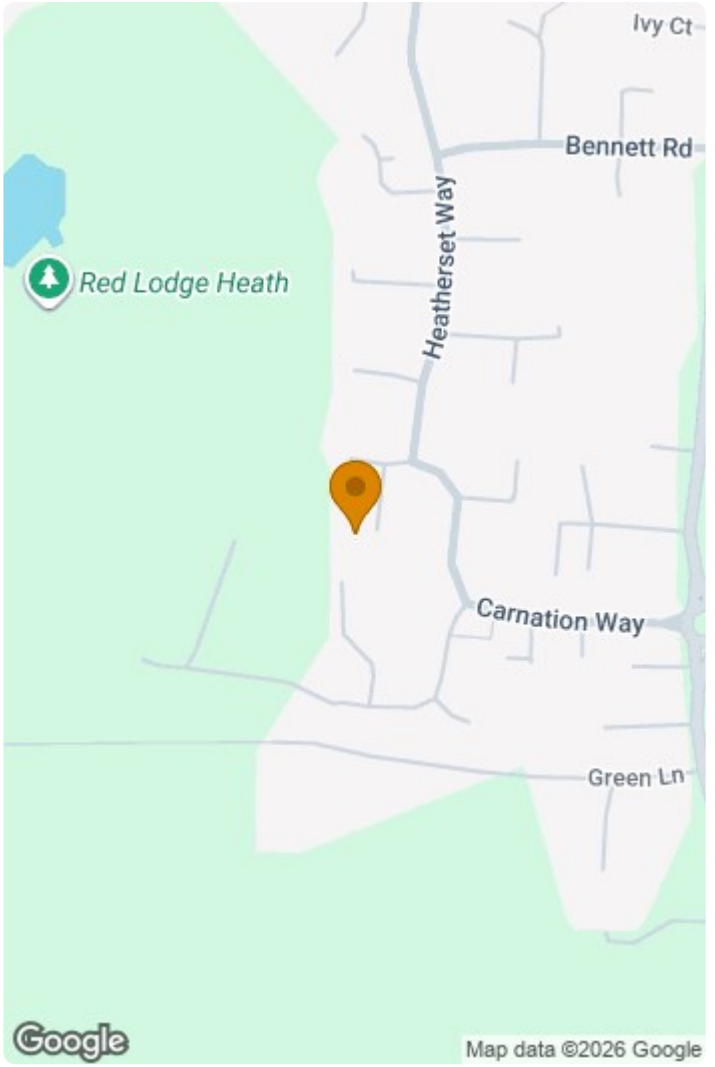
Property Information:
EPC - D
Tenure - Freehold
Council Tax Band - B (West Suffolk)
Property Type - Mid-Terrace House
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 66 SQM
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Electric Storage Heaters
Broadband Connected - tbc
Broadband Type – Ultrafast available, 1800Mbps download, 220Mbps upload
Mobile Signal/Coverage – Ofcom advise likely on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of

About Red Lodge:
Red Lodge is a popular residential village in Suffolk, offering a peaceful community setting while providing convenient access to nearby towns and cities. The area benefits from a range of local amenities, including shops, schools, restaurants, leisure facilities and everyday services. The village is well positioned for access to surrounding areas, with good road links making it convenient for commuters.

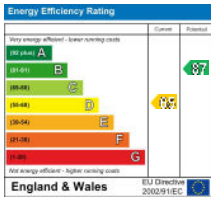
GROUND FLOOR

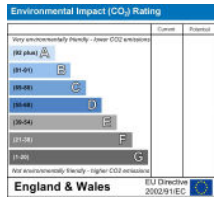
1ST FLOOR





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.
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