



**Magnolia Close, Red Lodge IP28 8TP**

**Guide Price £260,000**

**MA**  
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## Magnolia Close, Red Lodge IP28 8TP

A modern end terraced home in the popular village of Red Lodge that would make an ideal first/second time purchase.

Red Lodge has a range of shops and restaurants, health facilities, sports pavilion, a popular primary school and is well located for the A11/A14 providing access to Cambridge and Norwich.

Accommodation includes a living room/diner, fitted kitchen, three bedrooms and a bathroom. Externally, a walled garden and patio at the rear with a garage and additional parking for 3/4cars. There's also a small enclosed front garden.

Viewing is highly recommended.

### Entrance Hall

With glazed double doors to the living/dining room. Stairs leading to the landing. Radiator.

### Living/Dining Room

22'9" x 11'10"

Spacious, well presented living/dining room with LVT wood flooring. Dual aspect windows. Electric heaters. Door leading to the kitchen. Glazed double doors leading to the entrance hall.

### Kitchen

9'4" x 7'2"

Modern range of eye and base level cupboards with worktop over. Stainless steel sink and drainer with mixer tap over. Integrated oven with inset hob and extractor above. Space and plumbing for washing machine. Attractively tiled splashbacks. LVT wood flooring. Window to the rear aspect. Half glazed door leading to the rear garden. Door to the living/dining room.

### Landing

With doors leading to all bedrooms and bathroom. Airing cupboard. Stairs leading to the entrance hall.

### Bedroom 1

11'7" x 8'10"

Double bedroom with LVT wood flooring. Window to the rear aspect. Electric heater. Door to the landing.

### Bedroom 2

11'1" x 8'10"

Double bedroom with LVT wood flooring. Window to the front aspect.

Electric heater. Door leading to the landing.

### Bedroom 3

8'0" x 6'0"

Well proportioned bedroom with LVT wood flooring. Window to the front aspect. Electric heater. Door leading to the landing.

### Bathroom

Contemporary white suite comprising low level, concealed cistern, W.C., inset handbasin with mixer tap over and built-in storage cabinet under and panelled bath with mixer tap and wall mounted shower over. Attractively tiled. Obscured window. Door leading to the landing.

### Garage

With up and over door leading to the driveway.

### Outside - Front

Hardstanding drive way, providing off road parking leading to the garage. Access gate to the rear garden. Lawned side area to the front.

### Outside - Rear

Block paved patio area to the rear of the house with door leading to the kitchen. Lawned area with a variety of planted beds to the borders and a charming magnolia tree. Attractive pergola with a climber woven through. Access gate to the front.

### PROPERTY INFORMATION

EPC - E

Tenure - Freehold

Council Tax Band - B (West Suffolk)

Property Type - Semi-Detached House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 64 SQM

Parking – Driveway & Garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Electric Heaters

Broadband Connected - tbc

Broadband Type – Ultrafast available, 1800Mbps download, 220Mbps upload  
Mobile Signal/Coverage – Ofcom advise likely on all networks

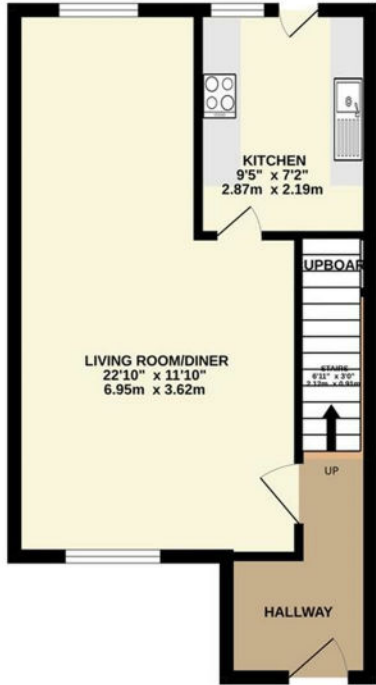
Rights of Way, Easements, Covenants – None that the vendor is aware of

### Location

Red Lodge is a popular and well-served village located in Suffolk, England. The village offers a range of amenities, including local shops, cafes, and a community centre. Red Lodge Primary School provides education for younger children, while secondary students typically attend nearby schools in the surrounding towns. The village is well-connected with access to transport links, making it convenient for commuters, and is surrounded by scenic countryside, offering opportunities for outdoor activities. Additionally, Red Lodge features parks and recreational spaces, enhancing its appeal for families.



GROUND FLOOR  
525 sq.ft. (48.7 sq.m.) approx.



1ST FLOOR  
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA : 863 sq.ft. (80.2 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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- Modern Semi-Detached House
- Fitted Kitchen
- Spacious Living/Dining Room
- Three Bedrooms
- Contemporary Bathroom
- Family Rear Garden
- Driveway & Garage
- Viewing Highly Recommended



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Market	Current	Market
83	54	A	C
(95-100)	(1-10)	(A1-A3)	(D1-D3)
(85-94)	(11-20)	(B1-B3)	(E1-E3)
(75-84)	(21-30)	(C1-C3)	(F1-F3)
(65-74)	(31-40)	(D1-D3)	(G1-G3)
(55-64)	(41-50)	(E1-E3)	(G1-G3)
(45-54)	(51-60)	(F1-F3)	(G1-G3)
(35-44)	(61-70)	(G1-G3)	(G1-G3)
(25-34)	(71-80)	(G1-G3)	(G1-G3)
(15-24)	(81-90)	(G1-G3)	(G1-G3)
(5-14)	(91-100)	(G1-G3)	(G1-G3)

England & Wales EU Directive 2002/91/EC

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