



Rosemary Close, Red Lodge IP28 8TQ

Offers Over £250,000

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An established semi-detached bungalow nestling within this well served and popular village and enjoying sizeable gardens.

The current owners have updated and improved the property in recent years and the property boasts refitted kitchen, living room/dining room, two good size bedrooms and a refitted bathroom/shower room.

Externally the property offers fully enclosed garden and detached garage with additional parking at the front.

Porch

Leading to:

Entrance Hall

With doors to all rooms and storage cupboards.

Living Room 15'5" x 10'11" (4.70m x 3.35m)

With window to front aspect and radiator.

Kitchen 8'10" x 8'7" (2.70m x 2.64m)

A modern well equipped kitchen fitted with a range of eye and base level storage units with work surfaces over. Sink and drainer with mixer tap over. Tiled splashbacks. Integrated oven, with electric induction hob and extractor over. Space and plumbing for washing machine. Space for under counter fridge and freezer. Window to front aspect.

Bedroom 1 15'0" x 10'11" (4.59m x 3.35m)

Built in storage cupboard, window to rear aspect. Radiator.

Bedroom 2 8'7" x 8'7" (2.64m x 2.63m)

Window to rear aspect. Radiator.

Shower Room 7'10" x 5'6" (2.40m x 1.69m)

Fitted with a back to wall and storage WC, hand basin and vanity unit. Quadrant Shower Enclosure. Obscured window to side aspect. Heated towel rail.

Outside - Front

Paved driveway providing off road parking. Gated access to front door and rear garden.

Garage 17'7" x 8'5" (5.36m x 2.58m)

With an electric, remote controlled up and over door. Door to rear garden.

Outside - Rear

A well established rear garden with patio and grassed areas bordered by flowers and shrubberies. Garden shed.

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.

Property Information

EPC - E

Tenure - Freehold

Council Tax Band - B West Suffolk

Property Type - Semi-Detached Bungalow

Property Construction – Standard
Number & Types of Room – Please refer to the floorplan

Square Meters - 69.1 SQM

Parking – Driveway

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Electric thermostat
climate controlled. Each room has own
temperature control and timer

Broadband Connected - TBC

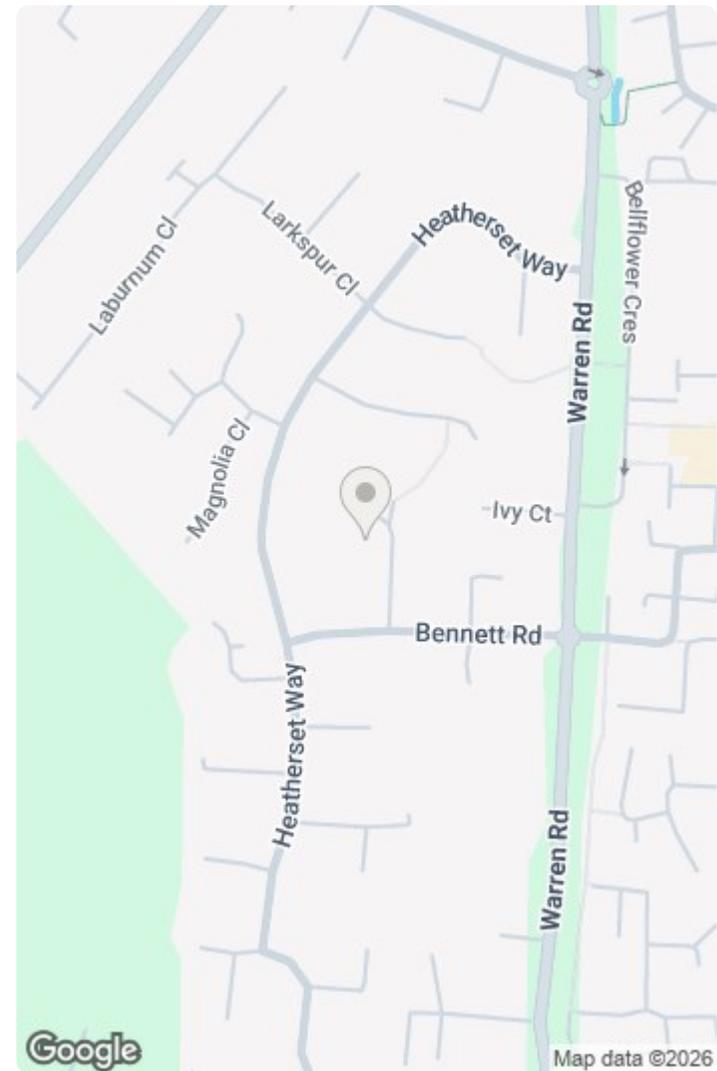
Broadband Type – Ultrafast available,
1800Mbps download, 220Mbps
upload

Mobile Signal/Coverage – Ofcom
advise good on all networks

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



GROUND FLOOR
743 sq.ft. (69.1 sq.m.) approx.



16 ROSEMARY CLOSE

TOTAL FLOOR AREA : 743 sq.ft. (69.1 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
42	81		

Energy Efficiency Rating: A scale from A (Very energy efficient - lower running costs) to G (Not energy efficient - higher running costs). The current rating is 42 (E) and the potential rating is 81 (B).
Environmental Impact (CO₂) Rating: A scale from A (Very environmentally friendly - lower CO₂ emissions) to G (Not environmentally friendly - higher CO₂ emissions). The current rating is G and the potential rating is B.
 EU Directive 2002/91/EC, England & Wales.

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