



**Parsley Close, Red Lodge IP28 8GP**

**Guide Price £475,000**

**MA**  
Morris Armitage  
01638 560221  
[www.morrisarmitage.co.uk](http://www.morrisarmitage.co.uk)

# Parsley Close, Red Lodge IP28 8GP

A superb opportunity to purchase an attractive flint-frontage family home occupying a privileged position on the edge of this development and with some lovely open views to front overlooking local playing fields.

Cleverly planned and offering well configured accommodation throughout, this property offers spacious entrance hall, living room, sitting room/dining room, kitchen/breakfast room, utility room, cloakroom, four good size bedrooms ( ensuite to master ) and a family bathroom. Benefiting from gas fired heating and double glazing.

Externally the property offers excellent off road parking and extensive driveway providing parking for several vehicles, detached double garage and fully enclosed rear garden.

No chain – viewing recommended.

## Entrance Hallway

With stairs rising to first floor. Doors leading to all ground floor rooms.

## WC

Fitted with a low level WC and hand basin. Heated towel rail.

## Kitchen/Breakfast Room

15'3" x 10'5"

Fitted with a range of matching eye and base level storage units with work top surface over. Stainless steel sink and drainer with pull out mixer tap. Tiled splashbacks. Integrated oven. 4 ring gas hob with extractor hood over. Integrated fridge freezer. Integrated dishwasher. Window to front aspect. Patio doors leading to rear garden.

## Utility Room

6'7" x 5'1"

Fitted with base level storage units. Stainless steel sink with mixer tap over. Space and plumbing for washing machine. Door to rear garden.

## Family/Dining Room

15'3" x 10'0"

With windows to front and side aspects.

## Living Room

19'3" x 12'11"

Feature fire place. Windows to side aspect and bifold doors leading to patio area.

## First Floor Landing

With doors leading to all bedrooms and bathroom. Cupboard housing hot water cylinder. Window to rear aspect.

## Master Bedroom

19'3" x 13'1"

Fitted wardrobes. Storage cupboard. Windows to both side aspects and door to:

## En-Suite

Suite comprising of a concealed cistern low level WC. Hand basin with vanity unit. Shower cubicle. Heated towel rail. Obscured window to side aspect.

## Bedroom 2

15'3" x 10'1"

Storage cupboard. Windows to front and side aspects.

## Bedroom 3

12'3" x 7'8"

Window to front aspect.

## Bedroom 4

8'8" x 7'2"

Window to rear aspect.

## Bathroom

Suite comprising of combination WC and hand basin vanity unit. P shaped whirlpool bath with double shower heads over. Storage cupboard. Heated towel rail and obscured window to front aspect.

## Outside - Front

Fenced pathway leading to front door.

## Outside - Rear

Fully enclosed rear garden. Paved patio area with wooden pergola. Grassed arrear bordered by trees and shrubberies. Garden shed. Gated access to double garages.

## Garage

18'4" x 16'4"

Double garage with two up and over doors.

## 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 - C

Tenure - Freehold

Council Tax Band - E - West Suffolk

Property Type - Detached House

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Meters - 140 SQM

Parking - Driveway and double garage

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas

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

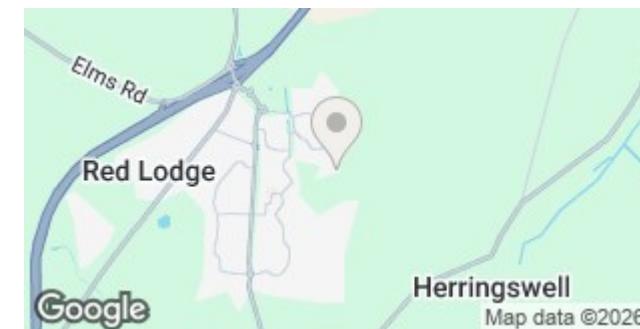


**Approximate Gross Internal Area 1512 sq ft - 140 sq m  
(Excluding Garage)**

Ground Floor Area 756 sq ft – 70 sq m  
First Floor Area 756 sq ft – 70 sq m  
Garage Area 301 sq ft – 28 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales		76	80

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

This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising from them therefrom. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.







