



**2 Primrose Drive,
Red Lodge, Suffolk**

**DAVID
BURR**



2 Primrose Drive, Red Lodge, Suffolk IP28 8ZQ

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. There are two primary schools both recently rated by OFSTED as good and the village centre has a convenience store, fish and chip shop and pharmacy.

A particularly spacious and very well-presented three-bedroom detached house boasting a favourable position in Red Lodge set behind open greens. The well-proportioned accommodation comprises an entrance hall, sitting room, kitchen/dining room, cloakroom/utility room, family bathroom and three double sized bedrooms, the master of which has an ensuite. Externally offering paved driveway parking and well-presented front and rear gardens.

A spacious three-bedroom detached family home in Red Lodge measuring over 1,100 sq.ft of accommodation.

ENTRANCE HALL With two fitted storage cupboards and stairs rising to the first floor.

SITTING ROOM Window to front aspect and French doors leading to the rear garden terrace.

KITCHEN / DINING ROOM Stylishly fitted with units and drawers with worktops over and an inset double sink and drainer. Integrated appliances include a dishwasher, fridge-freezer, oven and hob. Ample dining space, window to front aspect and French doors leading to the rear garden terrace.

CLOAKROOM / UTILITY A great sized space with fitted units with worktops over and an inset sink and drainer. Space and plumbing for appliances, wash hand basin, WC and window to front aspect.

First Floor

LANDING A light and spacious area with a fitted airing cupboard and a window to rear aspect.

MASTER BEDROOM Window to front aspect, fitted wardrobes and an **ENSUITE** which is extensively tiled with a shower cubicle, wash hand basin, heated towel rail, WC and window to rear aspect.

BEDROOM 2 Window to front aspect.

BEDROOM 3 Window to rear aspect.

BATHROOM Extensively tiled with a bath, wash hand basin, heated towel rail, WC and window to front aspect.

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Outside

The property benefits from paved driveway parking sheltered under a carport to the side of the property. The remaining front aspect is mainly lawned with a paved pathway leading to the front door and a wonderful selection of shrubs and plants. The rear garden is also predominately lawned with a paved terrace, raised decking area in the rear and again, shrubs and plants to the borders. As well as this, there is also a timber garden storage shed.

SERVICES Gas fired central heating. Mains water, gas, drainage and electricity. Note, none of these have been tested by the agent.

LOCAL AUTHORITY West Suffolk District Council.

COUNCIL TAX BAND C.

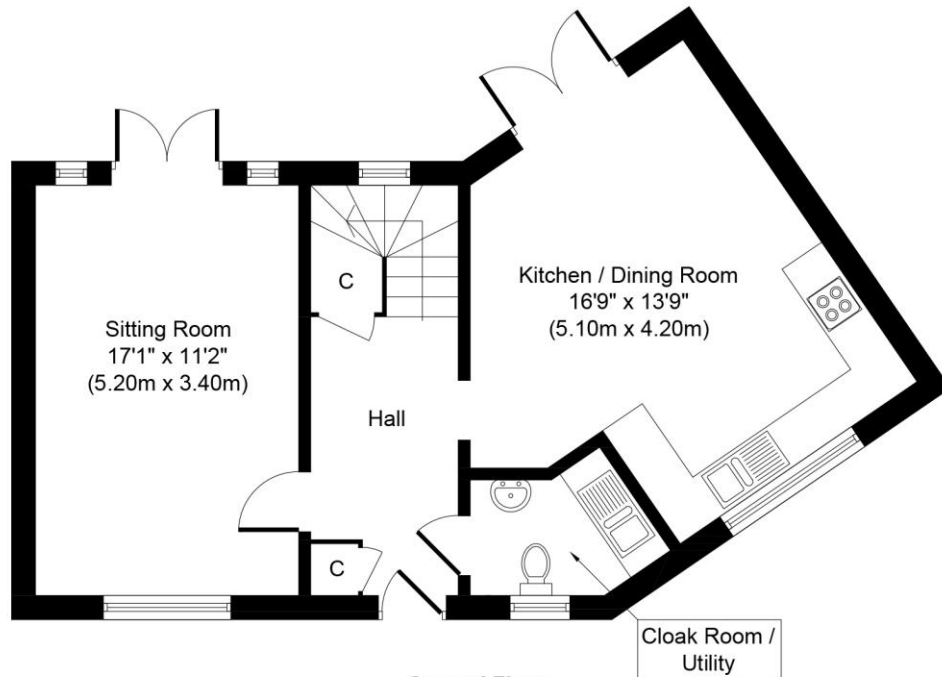
TENURE Freehold.

EPC B.

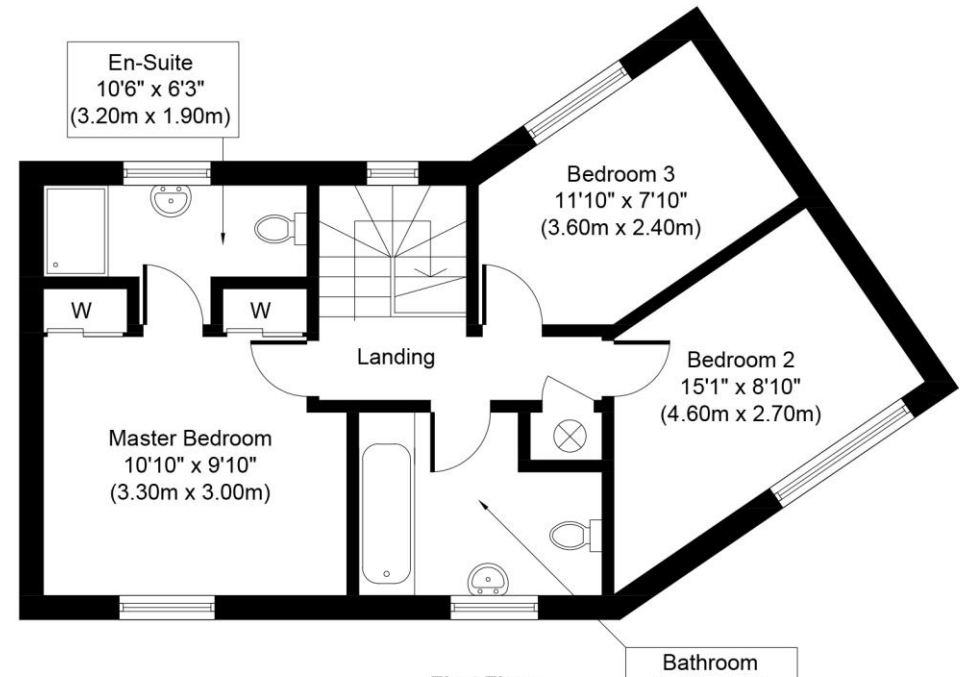
WHAT3WORDS universal.looks.guilty

VIEWING by prior appointment only through David Burr Estate Agents.





Ground Floor
Approximate Floor Area
573 Sq. ft.
(53.2 Sq. m.)



First Floor
Approximate Floor Area
573 Sq. ft.
(53.2 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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.

