



## Larch Way

Red Lodge, Suffolk, IP28 8YA

Offers in excess of £365,000

This well-presented home features a kitchen/diner with contemporary fittings, a spacious living room with double patio doors and modern media wall. Four well-sized bedrooms, including a master suite, this property is perfect for families looking for style and practicality.



# Property Features

- Four-bedroom Family Home
- Well sized garage with workshop/storage room
- Spacious Kitchen/Diner equipped with modern appliances
- Landscaped rear garden with patio and decked area
- Generous Living Room featuring French doors and media wall
- Close to local amenities and schools
- Master bedroom with an en-suite and built-in wardrobes
- CCTV cameras installed and included in sale
- Benefiting from air conditioning in Bedroom 1 & 2
- Within 10 year NHBC guarantee

## FULL DESCRIPTION

Nestled on the edge of Red Lodge, the location provides a peaceful yet convenient living experience. The nearby amenities ensure everything you need is just a short distance away and families will appreciate the excellent schools in the vicinity.

On the ground floor, you are welcomed by a stylish entrance hall featuring wood effect LVT flooring, a convenient WC, a handy coat cupboard and additional under-stairs storage. The heart of the home is the expansive kitchen/diner, boasting a range of high-quality wall and base units and integrated appliances. The inviting lounge is perfect for

family gatherings with its French doors that seamlessly connect to the rear garden this space also benefit from a modern media wall, enhancing the charm of the property.

Upstairs, you'll find four thoughtfully designed bedrooms. The master bedroom, complete with a private en-suite and sliding door wardrobes, offers a peaceful retreat. There are two additional double bedrooms, suitable for guests or children, and a cozy single that's perfect for a study or nursery. The family bathroom features a modern design with a panel bath and stylish fixtures. Additionally, bedroom 1 and 2 are complete with air condition units, perfect for those warm summer days and nights.

The property is complemented by a low-maintenance front garden and block paved driveway leading to a large garage that includes power and lighting. Step outside to a well-enclosed rear garden, showcasing a mix of grass areas, decking, woodchipped play area and patio for entertaining.

Tenure: Freehold

Council Tax Band: D

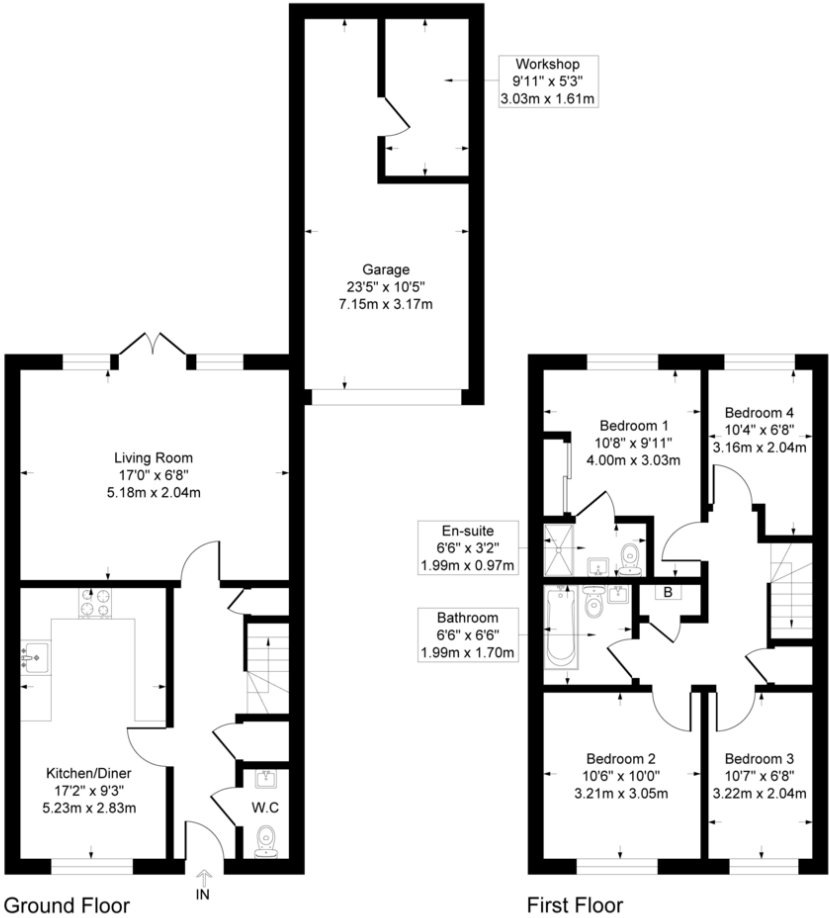
Services: Mains Water, Gas and Electric

Estate management charge: £100.71 and this is with Remus





Approximate Gross Internal Area  
1300 sq ft - 121 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate.  
This floorplan is for illustrative purposes only and not to scale.  
Measured in accordance with RICS Standards.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 94 A      |
| 81-91 | B             | 83 B    |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |