Clarke Philips

Estate Agents & Property Management



BERBERIS DRIVE | RED LODGE

Detached Family Home in Sought After Location

BERBERIS DRIVE | RED LODGE

Offers In Excess Of £390,000 Freehold

FEATURES

- Five Double bedrooms arranged over three floors
- Approximately 1,694 sq. ft. of accommodation
- Master suite with dressing area and en-suite
- Walking distance to Local shops, Schools, Doctors & Dentist
- Easy Access to A11, A14 and Kennett Train Station with Links to Bury St Edmunds & Cambridge
- Virtual 3D Tour Available
- Double Garage with Driveway to front
- Gas Central Heating

DESCRIPTION

A substantial five-bedroom detached family home extending to approximately 1,694 sq. ft., arranged over three floors and offered. Situated on the edge of the popular village of Red Lodge with excellent access to the A11, the property benefits from a spacious living room, dining room, study, kitchen with utility room, principal bedroom with dressing area and en-suite, family bathroom, separate shower room, double garage and driveway parking. An ideal home for growing families seeking versatile accommodation in a convenient location.

Entrance Hall 11'11" x 6'10" (3.62m x 2.09m)
Stairs, door to:

Study 7'10" x 10'8" (2.40m x 3.24m)

Kitchen 10'10" x 14'9" (3.30m x 4.49m)

Utility 4'6" x 5'7" (1.36m x 1.71m)







ACCOMMODATION

Dining Room 11'4" x 8'6" (3.45m x 2.60m)

WC 2'10" x 7'5" (0.87m x 2.27m)

Living Room 16'6" x 11'3" (5.03m x 3.43m)

First Floor Landing

Master Bedroom 11'4" x 10'4" (3.46m x 3.16m)

Dressing Area 5'6" x 7'5" (1.67m x 2.27m)

En-suite

Bedroom 2 10'2" x 10'9" (3.11m x 3.28m)
Window to rear, door to:

Bedroom 3 12'3" x 8'10" (3.74m x 2.70m)

Bathroom

Second Floor Landing

Bedroom 4 8'9" x 13'7" (2.66m x 4.13m)

Bedroom 5 16'1" x 8'5" (4.89m x 2.56m)

Shower Room
Skylight, door.

Double Garage with Parking

Garden
Enclosed rear garden mainly laid to lawn with patio area and pedestrian door leading into garage.









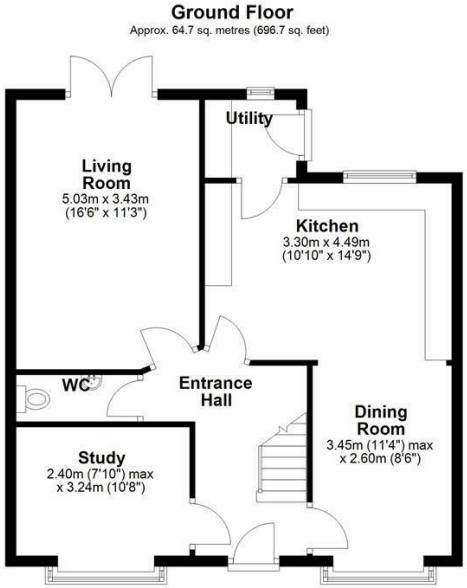


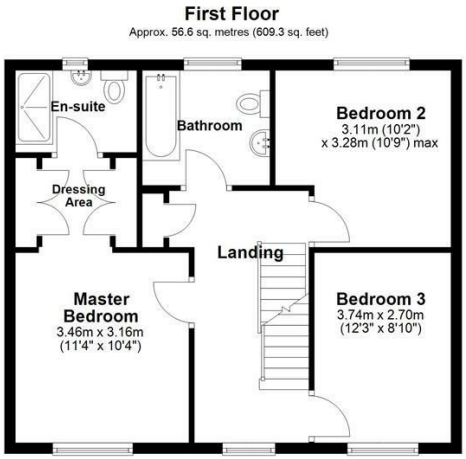
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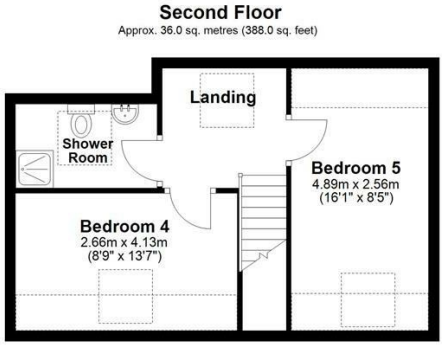
Spacious Accommodation Throughout







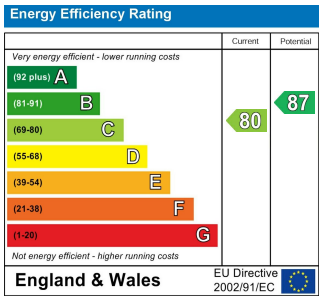


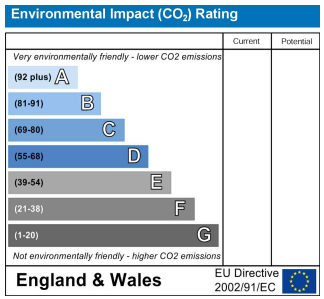


Total area: approx. 157.4 sq. metres (1694.0 sq. feet)

01638 750241
info@clarkephilips.co.uk
www.clarkephilips.co.uk

Council Tax Band : E





MONEY LAUNDERING REGULATIONS 2003
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.