



KNIGHT ROAD, RENDLESHAM, IP12 2GR

**TENURE : FREEHOLD** 

GUIDE PRICE £485,000

CR-EA.CO.UK 01394 547000

42 MARKET HILL, WOODBRIDGE, IP12 4LU

## THE ACCOMMODATION







#### **Entrance Hall**

A welcoming hallway with doors to all ground floor accommodation, and stairs off to first floor with a cupboard under.

### Cloakroom

Fitted with a WC and vanity wash basin with storage.

### Living Room 7.15m x 3.45m (23' 5" x 11' 4")

A generously proportioned living room with a bay window to the front aspect and glazed double doors overlooking and giving access to the rear garden.

### Dining Room 4.02m x 3.23m (13' 2" x 10' 7")

Currently used as a bedroom with bay window to front aspect.

### **Kitchen/Diner** 6.91*m x* 4.61*m* (22' 8" *x* 15' 1")

Fitted with a range of kitchen cabinets with integrated dishwasher, double sink unit, island unit, plumbing for washing machine, doors to the rear garden.

### **Gallery Landing**

With airing cupboard housing hot water cylinder, doors to...

Bedroom One & En-Suite Shower Room 4.62m x 3.79m (15' 2" x 12' 5")

A large principal bedroom with two built-in double wardrobes and door to the En-Suite which has a large shower enclosure, wc and circular wash basin with cupboard under.

## Bedroom Two & En-Suite Shower Room 3.21m x 2.77m (10' 6" x 9' 1")

With window to front aspect, built-in double wardrobe and door to a second En-Suite with large shower enclosure, wc and wash basin.

**Bedroom Three** 3.59m x 3.28m (11' 9" x 10' 9") With built-in double wardrobe and window to front aspect.

### **Bedroom Four** 2.99m x 2.91m (9' 10" x 9' 7") With built-in double wardrobe and window overlooking the rear garden.

### **Family Bathroom**

Fitted with a shower enclosure, WC, vanity wash basin and panelled bath with shower-mixer taps.

### Outside

The property is approached over a shared driveway and at the front has two planting beds laid to slate. There are two parking spaces in front of a double garage which has power and light connected. The rear garden is a good size for a modern house and mainly laid to grass - wraps around the side and rear of the house. There is a storage shed and patio area.

### Section 21 of the Estate Agency Act Disclosure

The vendors of this property are directors of Cornerstone Residential Estate Agency Ltd.

# THE PROPERTY & LOCATION

A spacious and well-presented detached home within a cul-de-sac set away from the road. The property offers a generous wraparound garden, four double bedrooms with two en-suites and a family bathroom and planning permission granted for further extension.

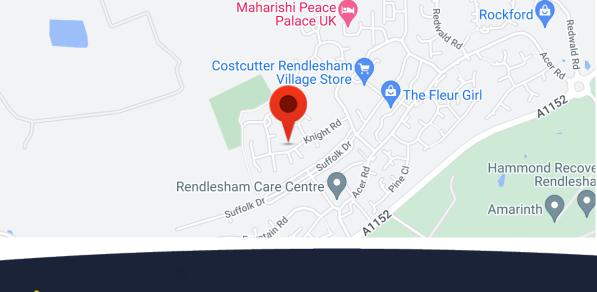
Situated on the popular Rendlesham development some 6 miles from Woodbridge with Aldeburgh and the Heritage Coast in the other direction, the Village has grown and matured with a great sense of community. The centre has a convenience store, vets, hairdressers, bar and there are numerous play areas, plus a primary school rated Good by Ofsted and a doctor's surgery and NHS dental practice.

Planning permission has been granted for a single-storey extension comprising a utility room, bathroom and lounge with a mezzanine bedroom area. Full details can be found here;

https://publicaccess.eastsuffolk.gov.uk/online-applications/applicationDetails.do?keyVal=QU4SQQQX07400&activeTab=summarying the summary stress of the su







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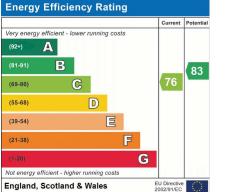
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Address: Rendlesham, IP12

- Spacious Detached Family Home
- Family Bathroom & Two En-Suites
- Large Kitchen/Diner
- Double Garage & Driveway

EAST SUFFOLK - Council Tax Banding : E



- Two Reception Rooms
- Generous Garden
- Planning Permission Granted For Extension

42 MARKET HILL, WOODBRIDGE, SUFFOLK, IP12 4LU T:01394 547000 E:WOODBRIDGE@CR-EA.CO.UK W:CR-EA.CO.UK CORNERSTONE RESIDENTIAL LTD IS A REGISTERED COMPANY IN ENGLAND & WALES **REGISTERED NUMBER: 9421778** REGISTERED OFFICE: 42 MARKET HILL, WOODBRIDGE, IP12 4LU

