



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

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 6.91m x 4.61m (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=QU4SQQX07400&activeTab=summary>



TO ARRANGE A VIEWING OF THIS PROPERTY OR
TO SEE HOW WE CAN HELP YOU MOVE CALL US ON 01394 547000

While we try to be as accurate as possible with our floorplans, they are intended as a guide only and therefore should not be relied upon



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	76	83
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Rendlesham, IP12

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

- Four Double Bedrooms
- Two Reception Rooms
- Generous Garden
- Planning Permission Granted For Extension

EAST SUFFOLK - Council Tax Banding : E



42 MARKET HILL, WOODBRIDGE, SUFFOLK, IP12 4LU
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