



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

WALNUT TREE AVENUE, RENDLESHAM, IP12 2GG

TENURE : FREEHOLD

GUIDE PRICE £280,000

CR-EA.CO.UK

01394 547000

42 MARKET HILL, WOODBRIDGE, IP12 4LU

THE ACCOMMODATION



Entrance Hall

With storage/coat cupboard, stairs off to the first floor, further understairs storage, access to the garage and doors to the...

Cloakroom

Fitted with a WC and wash basin.

Utility Room 2.54m x 2.07m (8' 4" x 6' 9")

With base cabinets, work surface, inset sink/drain unit, plumbing for washing machine and door to the garden.

Bedroom Four/Study 3.93m x 2.82m (12' 11" x 9' 3")

A flexible space, currently used as a home office but could be utilised as bedroom four, playroom or snug. With door to the rear garden.

First Floor Landing

With stairs off to the second floor and doors to...

Kitchen/Diner 4.70m x 5.03m (15' 5" x 16' 6")

(L-shape, max measurements provided) Fitted with a range of wall and base units with work surfaces over, built-in electric oven, gas hob and cooker hood, wall-mounted boiler, two windows to rear aspect,

Living Room 5.39m x 5.05m (17' 8" x 16' 7")

(L-shape, max measurements provided) With two windows to front aspect, door back to the landing.

Second Floor Landing

With airing cupboard and doors to...

Bedroom One & En-Suite 3.97m x 3.34m (13' x 10' 11")

(Bedroom measurement only) A generous double bedroom with built-in slide-door wardrobes and windows to front aspect, with an En-Suite Shower Room comprising a WC, wash basin and shower enclosure.

Bedroom Two 3.45m x 3.06m (11' 4" x 10')

Another double bedroom with window to rear aspect.

Bedroom Three 3.44m x 1.90m (11' 3" x 6' 3")

With window to rear aspect.

Bathroom

Fitted with a panelled bath, WC and wash basin, tiled splashbacks and towel radiator.

Outside

To the front of the property is a driveway providing off-road parking and access to the garage. The rear garden has a decking area, patio and shingle, all enclosed by fence with a rear pedestrian access gate.

Garage 5.65m x 2.72m (18' 6" x 8' 11")

With up-and-over-door and power and light connected.



THE PROPERTY & LOCATION

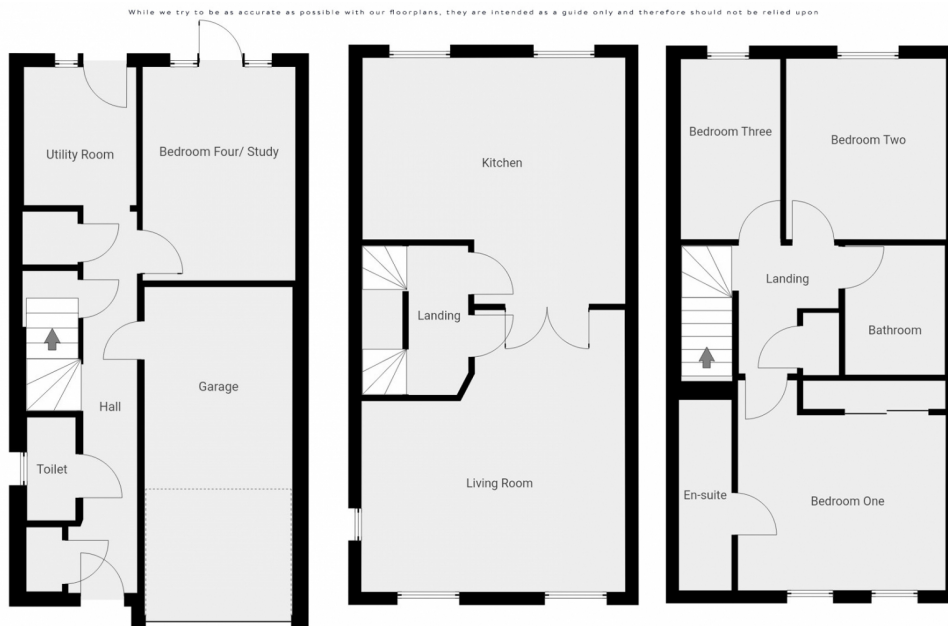
A spacious and well-maintained modern townhouse within the popular village of Rendlesham. The property offers flexible accommodation over three floors, including an office/bedroom 4 on the ground floor, a fantastic kitchen/diner on the first and three bedrooms, en-suite and family bathroom on the second floor. There's gas central heating, garage and off-road parking and a pleasant rear garden.

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.



TO ARRANGE A VIEWING OF THIS PROPERTY OR

TO SEE HOW WE CAN HELP YOU MOVE CALL US ON 01394 547000



- Popular Village Location
- Kitchen/Diner
- En-Suite Shower Room
- Garage & Driveway

- Three/Four Bedrooms
- Spacious Living Room
- Utility Room
- Gas Central Heating & Double Glazing

Council Tax Banding : C



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