



CORNERSTONE  
RESIDENTIAL ESTATE AGENTS

KNIGHT ROAD, RENDLESHAM, IP12 2GR

TENURE : FREEHOLD

OFFERS OVER £500,000

CR-EA.CO.UK

01394 547000

42 MARKET HILL, WOODBRIDGE, IP12 4LU

# THE ACCOMMODATION



**Entrance Hall**... with a tiled floor, stairs off to the first floor, and doors to...

#### Cloakroom

Fully tiled, fitted with a WC and wash basin.

#### Living Room

*6.22m x 3.47m (20' 5" x 11' 5")*

With a feature fireplace, window to front and glazed double doors overlooking and giving access to the rear garden.

#### Dining Room

*3.45m x 2.78m (11' 4" x 9' 1")*

With window to front aspect.

#### Kitchen/Breakfast Room

*4.40m x 4.29m (14' 5" x 14' 1")*

Fitted with a range of wall and base cabinets with work surfaces over, fitted electric double oven, gas hob and cooker hood, inset sink/drain unit, integrated fridge/freezer and dishwasher, tiled floor and glazed double doors overlooking and giving access to the rear garden. Door to the...

#### Utility Room

*1.96m x 1.83m (6' 5" x 6')*

Fitted with a base cabinet and work surface, inset sink/drain unit, plumbing for washing machine and tumble dryer, wall-mounted boiler servicing hot water and heating system, understairs storage and a door to the rear garden.

**First Floor Landing** ...a spacious landing with airing cupboard, stairs off to the second floor and doors to...

#### Bedroom One & En-Suite

*4.32m x 3.46m (14' 2" x 11' 4")*

A generous double bedroom with two built-in double wardrobes, a window to front aspect, and a door to the En-Suite Shower Room with fully tiled walls, a shower enclosure, a WC and a wash basin.



#### Bedroom Four

*3.38m x 2.76m (11' 1" x 9' 1")*

A good double room with window to rear aspect and a built-in double wardrobe.

#### Bedroom Five

*2.76m x 2.03m (9' 1" x 6' 8")*

With window to front aspect and built-in wardrobe.

**Bathroom** - Fully tiled and fitted with a panelled bath, shower enclosure, WC and wash basin.

**Second Floor Landing** with built-in storage and doors to...

#### Bedroom Two

*5.09m x 3.46m (16' 8" x 11' 4")*

A large bedroom with dual aspect windows, fitted wardrobes, and a door to the...

**Jack 'n' Jill Shower Room** With shower enclosure, WC and two wash basins and a door connecting to...

#### Bedroom Three

*5.08m x 2.78m (16' 8" x 9' 1")*

Another large double with dual-aspect windows and built-in wardrobes.

**Outside** To the front of the property is a driveway with well-stocked planting beds and access to the double garage, which has two up-and-over doors, and power and light connected. The rear garden has a shingled area with greenhouse and a good-sized lawn, planting beds, mature shrubs and trees and two patio areas.

# THE PROPERTY & LOCATION

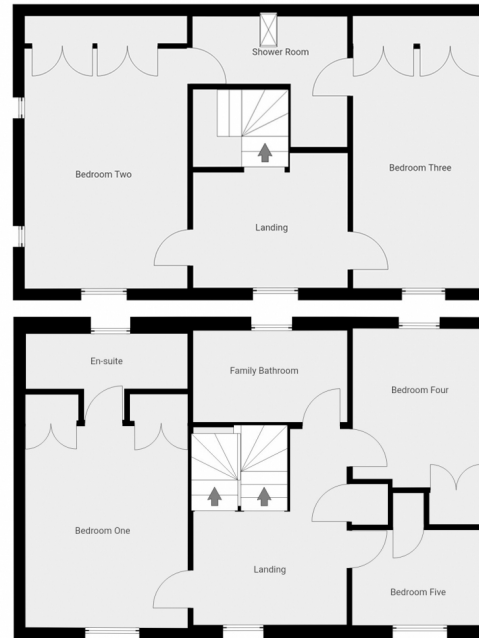
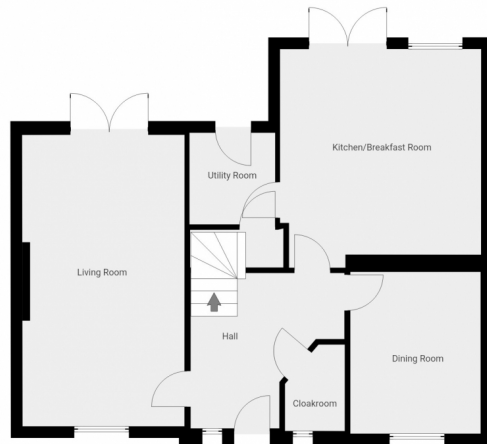
A well-maintained detached home offering spacious accommodation of around 1900 square feet over three floors set back from the road. The property occupies a good-sized plot and comprises a spacious hallway, cloakroom, two reception rooms, kitchen/breakfast room, utility, five bedrooms, two shower rooms and a bathroom. There's a double garage and driveway for parking, gas central heating, and double-glazed windows.

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

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.



- Detached Family Home
- Three Bath/Shower Rooms
- Double Garage & Driveway
- Double Glazed

- Five Bedrooms
- Two Reception Rooms
- Good-Sized Plot
- Gas Centrally Heating

East Suffolk Council Tax Banding : E



42 MARKET HILL, WOODBRIDGE, SUFFOLK, IP12 4LU  
T:01394 547000 E:WOODBRIDGE@CR-EA.CO.UK W:CR-EA.CO.UK  
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REGISTERED NUMBER: 9421778  
REGISTERED OFFICE: 42 MARKET HILL, WOODBRIDGE, IP12 4LU