



CORNERSTONE  
RESIDENTIAL ESTATE AGENTS

WACKER FIELD ROAD, RENDLESHAM, IP12 2UT

TENURE : FREEHOLD

GUIDE PRICE £400,000

CR-EA.CO.UK

01394 547000

42 MARKET HILL, WOODBRIDGE, IP12 4LU

# THE ACCOMMODATION



## Entrance Hall

The spacious hallway has plenty of built-in storage including a particularly large understairs cupboard, and a study area (approx 1.77m x 1.67m), stairs off to the first floor and doors to...

## Cloakroom

Fitted with a WC and wash basin.

## Kitchen/Breakfast Room 6.00m x 3.78m (19' 8" x 12' 5")

(Max measurements provided) A spacious family area fitted with an extensive range of wall and base units, work surfaces, inset sink/drain unit, electric oven, hob and cooker hood, plumbing for dishwasher, window and glazed double doors overlooking and giving access to the rear garden and doors to the dining room and to the...



## Utility Room 1.57m x 1.33m (5' 2" x 4' 4")

With plumbing for washing machine.

## Dining Room 3.75m x 3.30m (12' 4" x 10' 10")

With window to rear aspect and open to the...

## Living Room 3.70m x 3.64m (12' 2" x 11' 11")

With window to front aspect and open back to the hallway.



## First Floor Landing

With airing cupboard and doors to...

## Bedroom One & En-Suite 3.79m x 3.48m (12' 5" x 11' 5")

(Bedroom measurement provided) With built-in double wardrobe and window to rear aspect. Door to the En-Suite Shower Room; Fitted with a shower enclosure, WC and wash basin, window to side aspect.

## Bedroom Two 3.39m x 3.23m (11' 1" x 10' 7")

With window to rear aspect and built-in wardrobe.

## Bedroom Three 3.65m x 2.72m (12' x 8' 11")

With window to front aspect and built-in wardrobe.

## Bedroom Four 3.65m x 2.71m (12' x 8' 11")

(measurement includes depth of wardrobe) and window to front aspect.

## Bathroom

Fitted with a panelled bath, WC and wash basin.

## Outside

To the front of the property is a shingled area and planting beds with off-road parking and access into a covered parking area which leads further to a bar, a large patio and a good-sized lawn, well-stocked beds, a shed and a greenhouse.



## THE PROPERTY & LOCATION

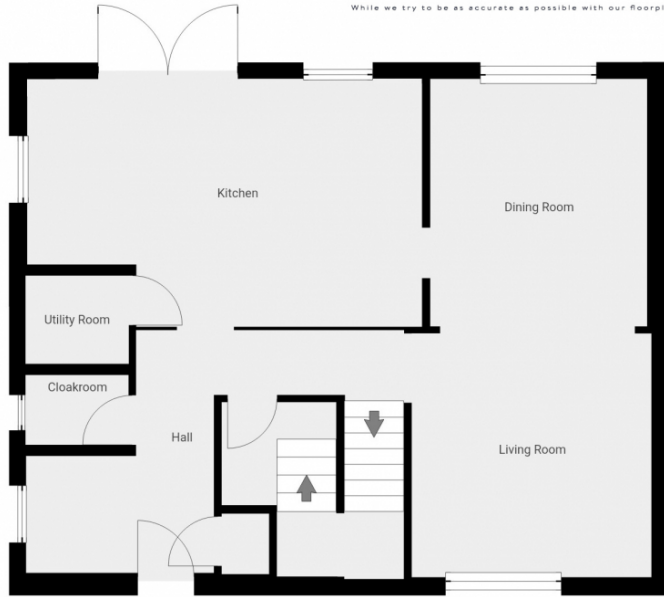
A spacious and well-maintained detached family home within a cul-de-sac on the popular Rendlesham development. The property comprises a spacious hallway with study area, kitchen/breakfast room, utility, dining room, living room, four bedrooms and an en-suite and family bathroom. There's an abundance of built-storage, a pleasant rear garden and off-road parking.

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	80
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Wacker Field Road, Rendlesham, IP12 2UT

- Detached Family Home
- Two Reception Rooms
- Study Area & Utility Room
- Solar Panels
- Four Bedrooms
- Kitchen/Breakfast Room
- Driveway & Car Port
- Double-Glazed Windows

East Suffolk Council Tax Banding : D



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