



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

MAYHEW ROAD, RENDLESHAM, IP12 2GZ

TENURE : FREEHOLD

GUIDE PRICE £395,000

- Detached Family Home
- Two Reception Rooms
- G.C.H & Double Glazing
- Four Bedrooms
- Kitchen/Breakfast Room
- Garage & Driveway

THE ACCOMMODATION



Entrance Hall

With stairs off to the first floor and storage under, doors to...

Cloakroom

Fitted with a WC and wash basin.

Kitchen/Breakfast Room 5.06m x 3.14m (16' 7" x 10' 4")

Fitted with a range of wall and base cabinets with work surfaces over, inset stainless steel sink/drain unit and mixer tap, integrated dishwasher, fridge freezer, plumbing for washing machine, double electric oven, gas hob and chimney cooker hood, windows to front and rear aspect and door to the rear garden.



Dining Room 3.63m x 3.07m (11' 11" x 10' 1")

With windows to front and side aspect, and doorway to the...

Living Room 5.05m x 3.41m (16' 7" x 11' 2")

With windows to side and rear aspect and double doors giving access to the rear garden.

First Floor Landing

With airing cupboard and doors to...



Bedroom One & En-Suite 3.25m x 2.78m (10' 8" x 9' 1")

(Bedroom measurement only) With dual aspect windows, built-in double wardrobe and En-Suite Shower Room, which is fitted with a shower enclosure, WC and wash basin.

Bedroom Two 3.89m x 2.55m (12' 9" x 8' 4")

Another double room with dual-aspect windows.

Bedroom Three 3.14m x 3.13m (10' 4" x 10' 3")

A third double bedroom with window front aspect.

Bedroom Four 2.42m x 2.05m (7' 11" x 6' 9")

With window to rear aspect.

Bathroom

Fitted with a P-shaped shower bath, wash basin and WC.

Outside

To the front of the property is an open garden with grass and a shingle bed to the side. The rear garden has a generous patio, grass and a shingled area with raised beds, all surrounded by brick wall. There's a garage with up-and-over door and a parking space to the front.

THE PROPERTY & LOCATION

A superbly presented modern detached family home in the popular village of Rendlesham. With well-proportioned accommodation comprising an entrance hall, two reception rooms, kitchen/breakfast room, cloakroom, four bedrooms family bathroom and ensuite. There's gas central heating, a pleasant rear garden and garage with driveway.

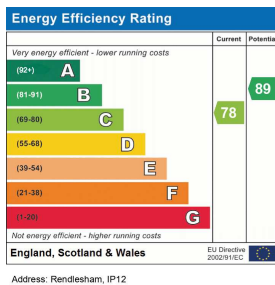
Rendlesham is situated approximately six miles from the riverside town of Woodbridge and offers a good level of amenities including a convenience store, NHS Dental Practice and regular bus service in to Woodbridge. There is a modern primary school, (rated Good by Ofsted), and nearby Rendlesham Forest offers beautiful natural surroundings and pleasant walks. To the north, along the coast, Aldeburgh is approximately 20 minutes by car.



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



Council Tax Banding : D

We understand from our vendor that the property is connected to a mains gas supply, electricity, water and drainage.

Please visit Ofcom - to view the mobile and network coverage



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

Disclaimer

Whilst every care has been taken in the preparation of these particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given