



CORNERSTONE  
RESIDENTIAL ESTATE AGENTS

CEDAR ROAD, RENDLESHAM, IP12 2UN

TENURE : FREEHOLD

GUIDE PRICE £350,000

- Detached House
- En-Suite & Family Bathroom
- Oil-Fired Central Heating
- Three Bedrooms
- Contemporary Kitchen
- Garage & Driveway



# THE ACCOMMODATION



## Entrance Hall

With stairs off to the first floor, a large store room, understairs storage cupboard and doors to...

## Cloakroom

Fitted with a WC and wash basin with window to side aspect.

## Living Room 5.22m x 3.79m (17' 2" x 12' 5")

A generously proportioned living room with fireplace, window to front aspect and open to the...



## Dining Room 3.69m x 2.76m (12' 1" x 9' 1")

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

## Kitchen 5.34m x 3.70m (17' 6" x 12' 2")

(maximum measurements provided) Fitted with a range of contemporary wall and base cabinets, with work surfaces over, integrated combi oven and fan oven, dishwasher, washing machine, inset sink/drain unit, breakfast bar, boiler servicing hot water and heating system, window to side and rear aspect and double doors overlooking and giving access to the rear garden and door back to the hallway.

## First Floor Landing

With large storage cupboard, airing cupboard and doors to...



## Bedroom One & En-Suite 3.56m x 3.53m (11' 8" x 11' 7")

(Bedroom measurement only) A generous double room with built-in wardrobes and an En-Suite Shower Room fitted with a shower enclosure, WC and wash basin with window to rear aspect and built-in storage.

## Bedroom Two 4.28m x 3.23m (14' 1" x 10' 7")

Another good double room with built-in wardrobes and window to front aspect.

## Bedroom Three 3.13m x 2.80m (10' 3" x 9' 2")

A third double with window to front aspect and built-in wardrobes.

## Bathroom

Fitted with a panelled bath, WC and wash basin with window to rear aspect.

## Outside

To the front of the property is an enclosed garden with lawn and planting beds. To the side is a driveway and garage with electric roller door, power and light connected. There's a further driveway to the opposite side of the property providing further off-road parking and a gate in to the rear garden which has a patio area, and lawn with planting beds and fence to boundaries.

## THE PROPERTY & LOCATION

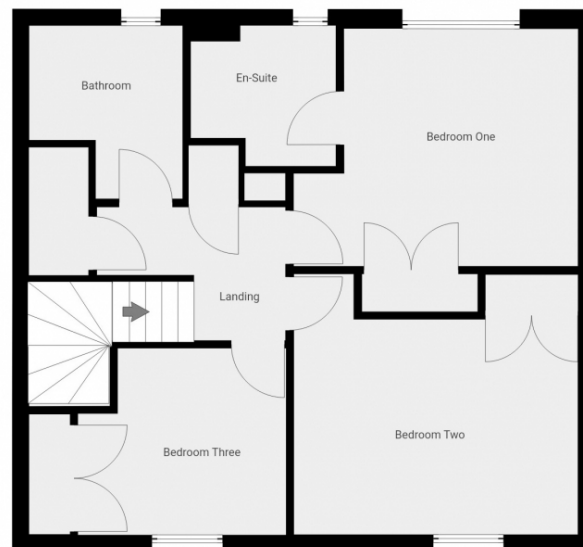
A spacious detached family home situated on the popular Rendlesham development some six miles from Woodbridge. The property is well presented throughout and comprises an entrance hall, cloakroom, living and dining room, kitchen, three bedrooms, en-suite and family bathroom. There's oil-fired central heating, double-glazed windows, off-road parking and no onward chain.

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, numerous play areas, a primary school rated Good by Ofsted, and a doctor's surgery and NHS dental practice.



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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 : B**

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



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### Disclaimer

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