



CORNERSTONE  
RESIDENTIAL ESTATE AGENTS

MAPLE CLOSE, RENDLESHAM, IP12 2GH

TENURE : FREEHOLD

GUIDE PRICE £350,000

- Four Bedrooms
- Kitchen & Utility
- Carport
- Two Reception Rooms
- Family Bathroom & En-Suite
- Carport & Driveway



# THE ACCOMMODATION



## Entrance Hall

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

## Cloakroom

Fitted with WC and wash basin.

## Living Room 4.12m x 3.61m (13' 6" x 11' 10")

A good-sized living room with window and glazed double-doors overlooking and giving access to the rear garden, and fireplace with inset solid-fuel stove.



## Dining Room 3.90m x 2.76m (12' 10" x 9' 1")

With window to front and side aspects, and understairs storage cupboards.

## Kitchen 3.20m x 2.83m (10' 6" x 9' 3")

Fitted with an extensive range of wall and base units, with work surfaces over. built-in electric double oven, hob and cooker hood, tiled splashbacks, inset sink/drain unit, window to front and side aspect, door to the



## Utility Room 1.74m x 1.61m (5' 9" x 5' 3")

With plumbing for washing machine, and door to the rear garden.

## First Floor Landing

With airing cupboard and doors to...

## Bedroom One & En-Suite 4.12m x 3.05m (13' 6" x 10')

With window to rear aspect and double wardrobes, and door to the En-Suite Shower Room; fitted with a large shower enclosure, wash basin and WC, with window to rear aspect.

## Bedroom Two 4.07m x 2.64m (13' 4" x 8' 8")

Another good double with windows to front and rear aspect.

## Bedroom Three 3.48m x 2.84m (11' 5" x 9' 4")

Another good double with dual aspect windows.

## Bedroom Four 2.76m x 2.10m (9' 1" x 6' 11")

With window to front aspect.

## Bathroom

Fitted with a panelled bath with shower over, wash basin and WC.

## Outside

To the front of the property is a lawned garden and driveway leading to a gated carport with access to the rear garden, which has a patio area, lawn and brick wall to the boundary. There's also a fantastic timber-framed home bar with log-burner!

## THE PROPERTY & LOCATION

A spacious and flexible family home in a popular location within Rendlesham. The property comprises an entrance hall, cloakroom, dining room, living room, kitchen, utility room, four bedrooms, en-suite shower room and family bathroom. There's also a carport, driveway and a good-sized rear garden with a fantastic home bar!

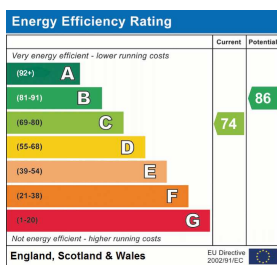
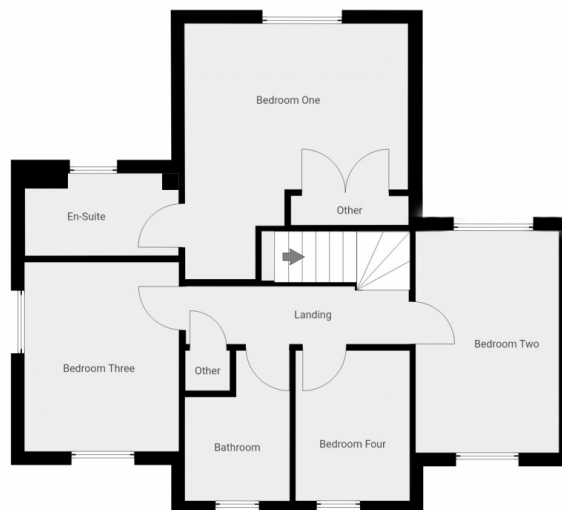
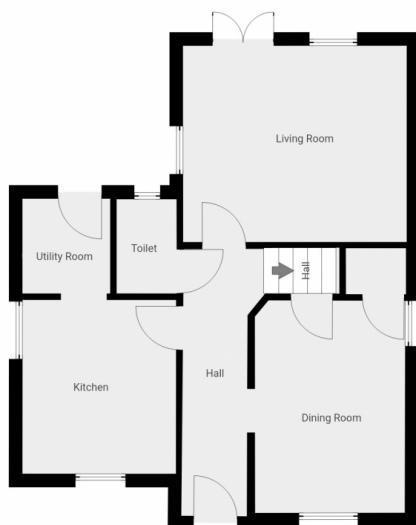
Rendlesham is situated approximately six miles from the riverside town of Woodbridge and offers a good level of amenities including a convenience store, NHS Dental Practice and regular bus service in to Woodbridge. There is a modern primary school, (rated Good by Ofsted), and nearby Rendlesham Forest offers beautiful natural surroundings and pleasant walks. To the north, along the coast, Aldeburgh is approximately 15 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



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### 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