



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

22 HAZEL CLOSE, RENDLESHAM, IP12 2UR

TENURE : FREEHOLD

GUIDE PRICE £325,000

- Detached House
- Living/Dining Area
- Off Road Parking
- Three Bedrooms
- Kitchen/Breakfast Room
- No Chain

THE ACCOMMODATION



Entrance Hall

With stairs off to the first floor, understairs storage cupboard and a fantastic storage area, (formerly accessed externally), and doors to...

Cloakroom

Fitted with a WC and wash basin.

Living Room

a generously proportioned living room with window to front aspect, feature fireplace and doorway to...



Dining Room 3.69m x 2.77m (12' 1" x 9' 1")

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

Kitchen 5.34m x 3.68m (17' 6" x 12' 1")

(Maximum measurements provided) Fitted with a range of wall and base cabinets with work surfaces over, electric oven, hob and cooker hood, plumbing for washing machine and dishwasher, water softener, patio doors to the rear garden.



First Floor Landing

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

Bedroom One & En-Suite 3.58m x 3.51m (11' 9" x 11' 6")

(Bedroom measurement only) A large double bedroom with built-in wardrobe and window to rear aspect. The En-Suite shower room has a walk-in shower, hidden cistern WC and wash basin.

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

Another large double with built-in wardrobe and window to front aspect.

Bedroom Three 3.16m x 2.80m (10' 4" x 9' 2")

A third double bedroom with window to front aspect.

Bathroom

Fitted with a three-piece suite comprising WC, wash basin and panelled bath.

Outside

To the front of the property is a lawned garden with a driveway providing off-road parking and a gate to the rear garden, which is mainly lawned, with a patio and fencing to the boundary.

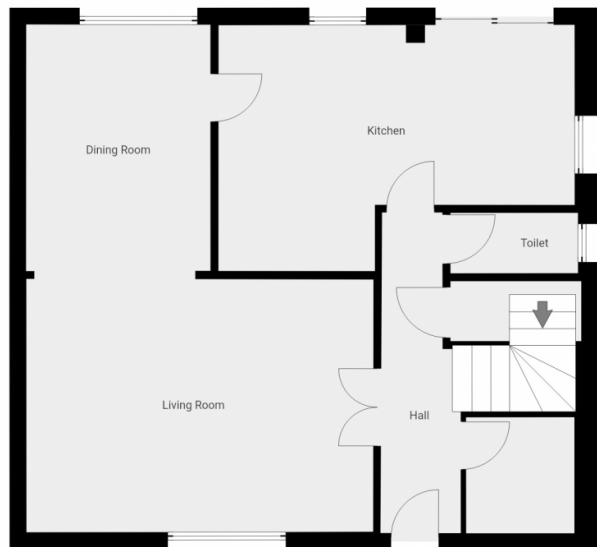
THE PROPERTY & LOCATION

A well-presented and spacious detached family home within a cul-de-sac in the popular Rendlesham village. The property offers generous accommodation comprising an entrance hall, cloakroom, lounge/dining area, kitchen/breakfast room, three bedrooms with an en-suite shower room and family bathroom. There's replacement electric heating throughout and no onward chain!

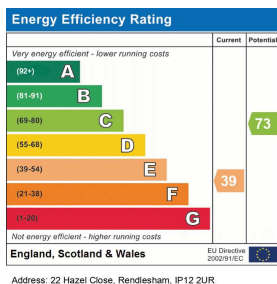
Rendlesham is situated approximately six miles from the riverside town of Woodbridge and offers a good level of amenities including a convenience store, NHS Dental Practice and regular bus service in to Woodbridge. There is a modern primary school, (rated Good by Ofsted), and nearby Rendlesham Forest 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 : B

We understand from our vendor that the property is connected to mains 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