



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

FOUNTAIN ROAD, RENDLESHAM, IP12 2UF

TENURE : FREEHOLD

GUIDE PRICE £350,000

- Detached Home
- Spacious Accommodation
- Oil-Fired Central Heating
- Four Bedrooms
- Off-Road Parking
- No Onward Chain

THE ACCOMMODATION



Entrance Hall

With a cloak cupboard, large walk-in storage room that could be utilised as a study area (2m x 1.57m), further understairs storage space and stairs off to the first floor, open to the living room and doors to...

Cloakroom

Fitted with a WC and wash basin.

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

Fitted with a range of wall and base units, work surfaces over, water softener, electric cooker point and cooker hood, glazed double doors to the rear, window to side and rear aspect, door connecting to the Dining Room and a door to the...



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

With plumbing for washing machine.

Dining Room 3.76m x 3.30m (12' 4" x 10' 10")

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

Living Room 3.70m x 3.65m (12' 2" x 12')

With window to front aspect.

First Floor Landing

With built-in storage cupboard, loft access with boarded storage area, and doors to...



Bedroom One & En-Suite 3.79m x 3.49m (12' 5" x 11' 5")

(Bedroom Measurement only) Built-in double wardrobe, window to rear aspect and an En-Suite Bathroom with bath, WC and wash basin.

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

Built-in double wardrobe and window to rear aspect.

Bedroom Three 3.68m x 2.71m (12' 1" x 8' 11")

Built-in double wardrobe and window to front aspect.

Bedroom Four 2.86m x 2.71m (9' 5" x 8' 11")

(Max measurements) Built-in double wardrobe and window to front aspect.

Bathroom

Fitted with a panelled bath, WC and wash basin.

Outside

To the front of the property is an open garden with lawn and mature trees to the boundary, and a driveway providing off-road parking for two cars and access to the rear garden, which has a patio area, lawn and mature trees, wooden storage shed and fencing to boundary.

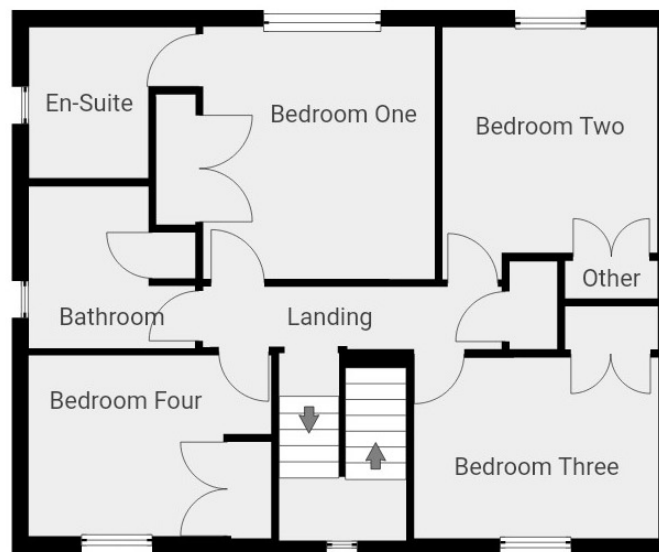
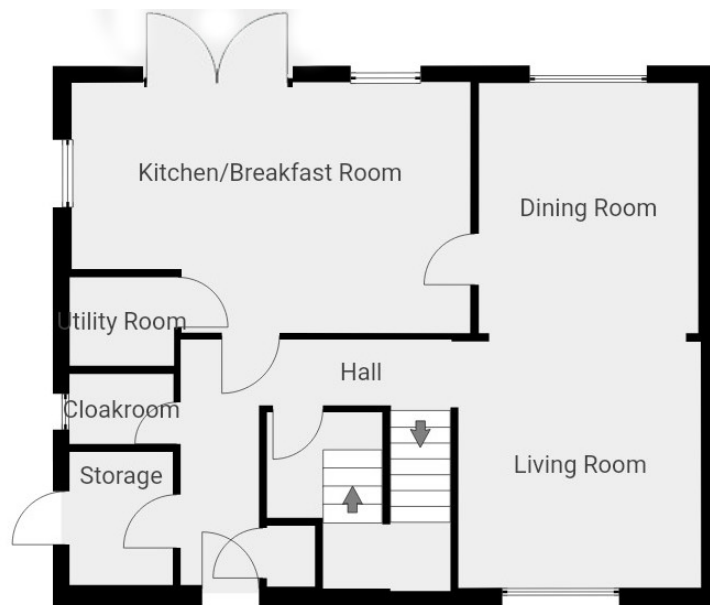
THE PROPERTY & LOCATION

A substantial and flexible family home situated in a popular location within Rendlesham. The property comprises an entrance hall, cloakroom, lounge/dining area, kitchen/breakfast room, utility, four double bedrooms, an en-suite shower room and family bathroom. There's an abundance of storage, a garden and driveway. The property is in need of some updating, and is available with 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, 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 and be as accurate as we can with our floorplans, they are for guidance only and should not be relied upon.



Council Tax Banding : C



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
CORNERSTONE RESIDENTIAL LTD IS A REGISTERED COMPANY IN ENGLAND & WALES
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