



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

MAGNOLIA DRIVE, RENDLESHAM, IP12 2GB

TENURE : FREEHOLD

GUIDE PRICE £390,000

- Detached Family Home
- Four Bedrooms
- Conservatory
- Superbly Presented
- Three Reception Rooms
- Garage & Driveway

THE ACCOMMODATION



Entrance Hall

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

Cloakroom

Fitted with a WC and wash basin.

Living Room 4.92m x 3.34m (16' 2" x 10' 11")

A well-proportioned reception room with opening to the...



Conservatory 3.18m x 2.70m (10' 5" x 8' 10")

With double doors overlooking and giving access to the rear garden, and a further door in to the...

Kitchen 4.11m x 2.84m (13' 6" x 9' 4")

Fitted with a range of wall and base units, work surfaces over, inset sink/drain unit, built-in electric double oven, gas hob and cooker hood, plumbing for washing machine and dishwasher, and door back to the hallway.



Dining Room 3.40m x 2.86m (11' 2" x 9' 5")

With window to front aspect.

Study (Playroom) 2.51m x 1.84m (8' 3" x 6')

With window to front aspect.

First Floor Landing

With airing cupboard and doors to...

Bedroom One & En-Suite 3.66m x 3.38m (12' x 11' 1")

(Bedroom measurement only) A double bedroom with window to front aspect and an En-Suite Shower Room fitted with a shower enclosure, WC and wash basin.

Bedroom Two 4.11m x 2.87m (13' 6" x 9' 5")

Another double room with window to rear aspect.

Bedroom Three 3.21m x 2.60m (10' 6" x 8' 6")

With window to front aspect.

Bedroom Four 3.42m x 1.84m (11' 3" x 6')

With window to rear aspect.

Bathroom

Fitted with a panelled bath, WC and wash basin.

Outside

To the front of the property is a garden with lawn, planting beds and shrubs, and a driveway to the side providing off-road parking and access to the garage, which has an up-and-over door and power and light connected. The rear garden has a patio area, lawn and planting beds with hedges and fencing to the boundary.

THE PROPERTY & LOCATION

A superbly presented detached family home situated in a popular location comprising an entrance hall, lounge, dining room, study, cloakroom, kitchen, conservatory, four bedrooms, en-suite and family bathroom. There's a garage and driveway, gas central heating, double-glazed windows and no onward chain.

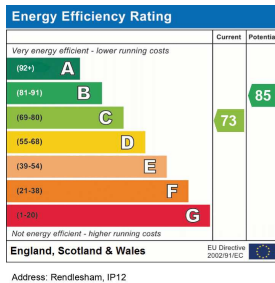
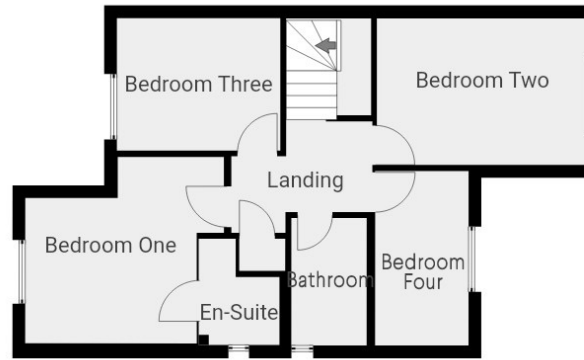
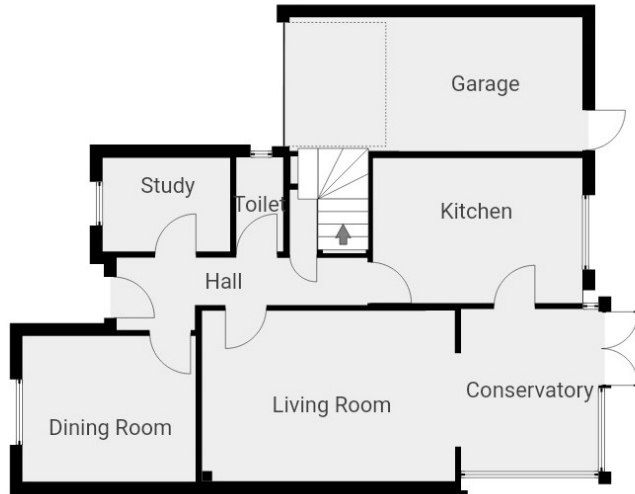
Rendlesham is situated approximately six miles from the riverside town of Woodbridge and offers a good level of amenities including a convenience store, NHS Dental Practice and regular bus service in to Woodbridge. There is a modern primary school, (rated Good by Ofsted), and nearby Rendlesham Forest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