



KNIGHT ROAD, RENDLESHAM, IP12 2GR

TENURE: FREEHOLD

GUIDE PRICE £495,000

- Substantial Family Home
- Three Reception Rooms
- Superbly Maintained
- Four Bedrooms
- Two En-Suites
- Double Garage & Driveway

THE ACCOMMODATION







Entrance Hall A spacious hallway with storage cupboard, stairs off to the first floor and doors to...

Cloakroom Fitted with a WC and wash basin.

Living Room 5.37m x 3.68m (17' 7" x 12' 1")

A generously proportioned living room with bay window to front and feature fireplace.

Study 3.60m x 2.62m (11' 10" x 8' 7") With window to front aspect.

Kitchen 6.23m x 3.07m (20' 5" x 10' 1")

(Measurement excludes rear additional seating area - Approx 2.5m x 1.4m) A superb contemporary fitted kitchen with an extensive range of cabinets, work surfaces, inset sink/drainer, instant boiling-water tap, fitted appliances including fridge/freezer, dishwasher, oven, hob and cooker hood, windows and glazed double doors overlookind and leading to the rear garden and doors to the dining room and the...

Utility Room $2.03m \times 1.63m$ (6' 8" \times 5' 4") With cabinets, work surfaces, inset sink/drainer unit, plumbing for washing machine, door to outside.

Dining Room $3.67m \times 3.16m (12' \times 10' 4'')$ With glazed double doors giving access to the rear garden.

First Floor Landing With airing cupboard and doors to...

Bedroom One & En-Suite 4.73m x 3.66m (15' 6" x 12') (Bedroom measurement only) A large double with built-in wardrobes and window to front, and an En-Suite Shower Room with double shower enclosure, WC and wash basin.

Bedroom Two & En-Suite 3.04m x 3.11m (10' x 10' 2") (Bedroom measurement only) a double with built-in wardrobe, window to rear, and an En-Suite Shower Room with shower enclosure, WC and wash basin.

Bedroom Three $3.85 \text{m} \times 3.57 \text{m}$ (12' 8" \times 11' 9") (Max measurements provided) Another double with window to front aspect and built-in wardrobe.

Bedroom Four 3.94m x 2.66m (12'11" x 8'9") (Max measurements provided) A fourth double with window to rear aspect and built-in wardrobe.

Family Bathroom

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

Outside

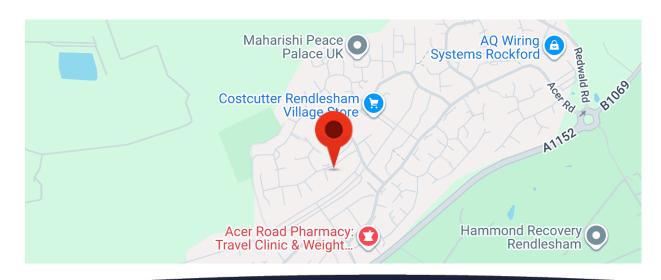
To the front is a lawned garden with beds and a generous driveway providing off-road parking for several cars. The double garage doors have been changed to a large single door with the central pillar removed and has power and light connected and a courtesy door to the rear garden. From the driveway a gate leads to the rear, which has a large patio area, lawn and fencing to boundaries.

THE PROPERTY & LOCATION

A substantial, immaculately presented detached family home on the popular Rendlesham development, approximately 6 miles from Woodbridge. The generous accommodation comprises an entrance hall, cloakroom, study, living room, dining room, kitchen, utility, four double bedrooms, two en-suite shower rooms and a family bathroom. There's also a double garage with plenty of parking and well-maintained garden.

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













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 upo









Council Tax Banding: F

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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