



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

MAYHEW ROAD, RENDLESHAM, IP12 2GZ

TENURE : FREEHOLD

GUIDE PRICE £350,000

- Detached Family Home
- Family Bathroom
- Car Port & Garage
- Four Bedrooms
- Shower Room & En-Suite
- No Chain

THE ACCOMMODATION



Entrance Hall

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

Cloakroom

Fitted with a WC and wash basin.

Study 3.33m x 2.57m (10' 11" x 8' 5")

With window to front aspect.

Kitchen/Diner 5.09m x 3.49m (16' 8" x 11' 5")

Fitted with a range of wall and base cabinets, work surfaces, integrated dishwasher, fridge/freezer, inset sink/drain unit, window to rear aspect and glazed double-doors to the garden.

First Floor Landing

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

Living Room 5.12m x 3.47m (16' 10" x 11' 5")

(Max measurements provided) With two windows to rear aspect.

Bedroom One & En-Suite 3.18m x 2.94m (10' 5" x 9' 8")

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

Bedroom Two 3.33m x 2.57m (10' 11" x 8' 5")

Another good double with window to front aspect.

Family Bathroom

Fitted with a three-piece suite comprising a "P"-shaped shower bath, WC and wash basin.

Second Floor Landing

With doors to...

Bedroom Three 3.00m x 2.61m (9' 10" x 8' 7")

Measurement excludes fitted wardrobes.

Bedroom Four 2.79m x 2.36m (9' 2" x 7' 9")

Measurement excludes fitted wardrobes.

Shower Room

fitted with a shower enclosure, WC and wash basin.

Outside

The property has an open front garden with planting beds and a driveway leading to the Car Port which has an up-and-over door to the front and is open to the rear. At the rear is a garage with up-and-over door. The rear garden has a patio area, lawn and well-stocked beds with fences to the boundary.



THE PROPERTY & LOCATION

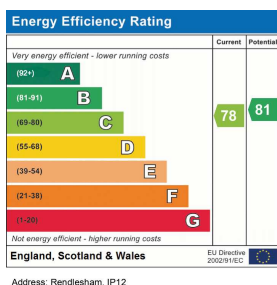
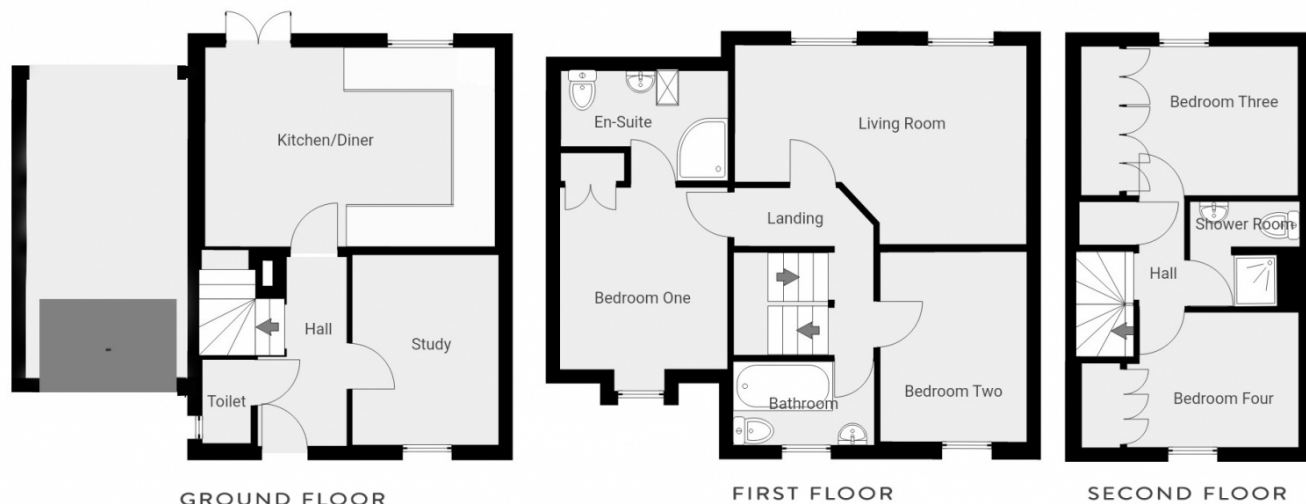
A well-presented four-bedroom family home situated within a cul-de-sac within the popular Rendlesham development. The property has good-sized accommodation arranged over three floors, comprising an entrance hall, cloakroom, study, kitchen/diner, four bedrooms with an en-suite shower room, a bathroom and a further separate shower room on the top floor. There's a garden, an enclosed car port and a garage. There's 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

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