



Acer Road, Rendlesham, Woodbridge, IP12 2GA

Guide Price £450,000 Freehold

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# Acer Road, Rendlesham, Woodbridge, IP12 2GA

## SUMMARY

A substantial, three storey, five double bedroom detached family home with detached double garage, located in a favourable cul-de-sac position. The impressively presented, versatile accommodation has undergone many improvements under its current ownership and offers generously proportioned, well presented living spaces which briefly comprise; entrance hall, spacious kitchen-breakfast room with utility area off, comfortable living room, dining room, and cloakroom on the ground floor, with landing, three double bedrooms (two with modernised en-suites) on the second floor, and landing, a further two double bedrooms, and family bathroom on the third floor. To the outside, the residence is nicely set back on a service road accessing only three other properties with side road access to a private double driveway and double garage, the attractive, well kept rear garden is mainly laid to mature lawn and enjoys morning and afternoon entertainment patios and seating areas. Further benefits and improvements include double glazing, additional Indian stone patio, modernised en-suites, replacement fencing, and a replacement boiler in September 2004, there is also the potential for additional parking if required.

Rendlesham is conveniently situated approximately six miles from the riverside market town of Woodbridge and offers a good level of amenities including a convenience store and regular bus service. Complimented by a modern primary school and benefitting from nearby Rendlesham Forest which offers outstanding surroundings and fabulous walks, The Suffolk Heritage Coast is easily reached, and Aldeburgh is approximately 15 minutes by car.

## ENTRANCE HALL

Stairs to the first floor with storage cupboard under, doors to.

## LIVING ROOM

10' 4" x 18' 8" approx. (3.15m x 5.69m) A comfortable living room with fireplace, bay window to front aspect and glazed double doors to rear overlooking and giving access to the rear garden via a patio with pagoda over.

## DINING ROOM

10' 4" x 11' 8" approx. (3.15m x 3.56m) A versatile room currently utilised for dining, but with space for a table in the kitchen, could easily be utilised for a playroom or study..

## KITCHEN/BREAKFAST ROOM

13' 7" x 15' 10" approx. (4.14m x 4.83m) A spacious fitted kitchen/breakfast room with an extensive range of wall and base units with work surfaces, inset one-and-a-half-bowl sink/drain unit, built-in oven, hob and cooker hood, window to rear aspect, additionally there is a utility area off, which has further units, space for a large fridge/freezer and a door to the rear garden.

## CLOAKROOM

Fitted with a WC and wash basin with tiled splashbacks.





## STAIRS RISING TO FIRST FLOOR

### FIRST FLOOR LANDING

Storage cupboard, stairs off to the second floor and doors to.

### BEDROOM ONE & EN-SUITE

10' 3" x 18' 8" approx. (3.12m x 5.69m) A larger principal bedroom with dual aspect windows and door to a modernised En-Suite Shower Room - Fitted with a WC, wash basin and shower enclosure, with tiled splashbacks and window to front aspect.

### BEDROOM TWO & EN-SUITE

10' 4" x 13' 11" approx. (3.15m x 4.24m) Another generous double with window to front aspect and door to a modernised En-Suite Shower Room - With WC, wash basin, shower enclosure. tiled splashbacks and window to rear aspect.

### BEDROOM THREE

13' 7" x 8' 11" approx. (4.14m x 2.72m) A decent double with two windows to rear aspect.

## STAIRS RISING TO SECOND FLOOR

### SECOND FLOOR LANDING

With built-in storage, doors to.

### BEDROOM FOUR

10' 4" x 16' 7" approx. (3.15m x 5.05m) Another excellent double bedroom with window to front aspect.

### BEDROOM FIVE

10' 4" x 16' 7" approx. (3.15m x 5.05m) A fifth double bedroom with window to front aspect.

## FAMILY BATHROOM

A generous family bathroom with panelled bath, WC and wash basin with tiled splashbacks and skylight window to side aspect.

## OUTSIDE

To the outside, the residence is nicely set back on a service road accessing only three other properties with side road access to a private double driveway and double garage, the attractive, well kept rear garden is mainly laid to mature lawn and enjoys morning and afternoon entertainment patio's and seating areas (one with a pagoda over). The Indian stone patio provides an excellent sun trap, ideal for those BBQ evenings with friends. Enclosed by replacement fencing, there is also the potential for additional parking if required.

## DOUBLE GARAGE

16' 6" x 16' 8" approx. (5.03m x 5.08m) Open plan with twin up and over door entry, mains power and lighting. The pitched roof allows for extra storage.

## EAST SUFFOLK COUNCIL

Tax band E - Approximately £2,839,64 PA (2025-2026).

## NEAREST SCHOOLS (.GOV ONLINE)

Rendlesham primary and Farlingaye High secondary.

## DIRECTIONS

Leaving central Woodbridge and heading North on The Thoroughfare/B1438 towards Orchard Gardens, continue to follow B1438, turn right onto Wilford Bridge Rd/A1152, at the roundabout, take the 1st exit onto Orford Rd/A1152, slight left onto Eyke Rd/A1152, continue to follow A1152, turn left onto Acer Rd, turn right, the destination will be on the left.

## BROADBAND & MOBILE PHONE COVERAGE

Broadband- To check the broadband coverage available in the area go to  
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone- To check mobile phone coverage in the area go to  
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

## CONSUMER PROTECTION REGULATIONS 2008

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### Energy performance certificate (EPC)

Acer Road Rendlesham WOODBIDGE IP12 2GA	Energy rating	Valid until: 22 April 2035
	<b>C</b>	Certificate number: 7706-9205-2002-1224-0406
Property type	Detached house	
Total floor area	170 square metres	



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