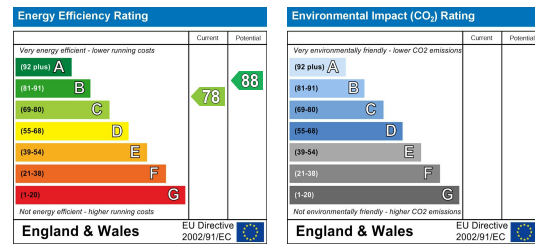


Total area: approx. 117.9 sq. metres (1269.6 sq. feet)



THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.



4 Magnolia Drive, Rendlesham IP12 2GB

£360,000

Make this your own. A FOUR bedroom DETACHED family house with EN-SUITE, OFF ROAD PARKING & GARAGE situated in the popular village of Rendlesham near Woodbridge. With generous accommodation throughout including entrance hallway, 22ft lounge, 22ft kitchen/dining room, cloakroom, 1st floor bathroom, en-suite to the master bedroom, front & rear gardens with garage, off road parking, double glazed windows and gas central heating with a brand new combi boiler fitted Feb 2023.



4 Magnolia Drive, Rendlesham, Rendlesham, Suffolk, IP12 2GB

The property is a short distance from playing fields and Rendlesham community primary school. Local facilities include a doctor's surgery, dentist, vets, hairdressers, fish & chip shop, Costcutters general stores and café/bar.

Door to...

ENTRANCE HALL:

Useful understairs cupboard, stairs off, doors off. Recently professionally decorated.

CLOAKROOM:

WC, hand wash basin and radiator.

LOUNGE: 22'5 x 11'4 (6.83m x 3.45m)

Double glazed double doors to rear, double glazed window to front, feature fire surround, radiators and coved ceiling.

KITCHEN/DINER: 22'5 x 12'10 (6.83m x 3.91m)

Double glazed window to rear, kitchen with wall and base units, drawers, worktops, sink and drainer, gas hob and electric oven with extractor over, space for appliances, breakfast bar, part tiled walls, opens to dining space with double glazed window to front, door to hall and double glazed door to garden.

1st FLOOR LANDING:

Doors off, airing cupboard housing a brand new IDEAL combi boiler (Feb 2023). Recently professionally decorated.

BEDROOM ONE: 11'6 x 10' 8 (3.51m x 3.05m 2.44m)

Double glazed window to front, built in wardrobes, door to...

EN-SUITE:

Double glazed window to front, W.C, hand wash basin, shower cubicle and towel radiator.

BEDROOM TWO: 13'3 x 10'6 (4.04m x 3.20m)

Double glazed window to front, built in wardrobe and radiator.

BEDROOM THREE: 9'5 x 9 (2.87m x 2.74m)

Double glazed window to rear, built in wardrobe and radiator.

BEDROOM FOUR: 9 x 8'10 (2.74m x 2.69m)

Double glazed window to rear and radiator.

BATHROOM:

Double glazed window to rear, bath with shower over, W.C, hand wash basin, tiled floor and towel radiator.

OUTSIDE:

To the front is fenced garden with lawn. A driveway provides off road parking for 2 cars leading to a garage with door to garden.

The enclosed rear garden has a lawn, patio and door to garage.

IPSWICH OFFICE:

7 Great Colman Street, Ipswich, IP4 2AA TO VIEW PLEASE CALL 01473 253366 or email ipswich@hamilton-smith.com

