



Bruisyard Road, Rendham - IP17 2AG



Bruisyard Road

Rendham, Saxmundham

NO CHAIN! Nestled in the village of Rendham, this delightful two bedroom detached cottage is full of CHARM and CHARACTER, whilst benefitting from BRAND NEW UPGRADES including SOLAR PANELS, an AIR SOURCE HEAT PUMP, RADIATORS and insulation in the loft and walls. Entering from the main entrance you will find the living space comprising SITTING ROOM with exposed brick fireplace and WOODBURNER, along with the KITCHEN with DINING SPACE - offering a PERIOD STYLE FEEL with a feature BRICK FIREPLACE and room for DINING. The kitchen leads to a GROUND FLOOR EXTENSION giving access to the rear lobby, FAMILY BATHROOM, with useful built-in storage and access to the rear courtyard. On the first floor you will find TWO BEDROOMS both offering built-in storage. To the rear of the property is an ENCLOSED SOUTH FACING COURTYARD STYLE garden, with timber storage shed complete with power and lighting, providing the ideal space to RELAX and ENTERTAIN.



Council Tax band: B

EPC Energy Efficiency Rating: F

- Detached Extended Cottage
- Brand New Solar Panels, Air Source Heat Pump, Insulation & Radiators
- Recently Redecorated Throughout
- Brimming with Character Features
- Desirable Village Setting
- Sitting Room with Feature Fireplace & Woodburner
- Two Bedrooms
- Enclosed Courtyard Style Garden

Rendham offers a peaceful and idyllic lifestyle in a beautiful setting. It's a great place to escape the hustle and bustle of city life and enjoy the tranquillity of the Suffolk countryside. Whether you're looking for outdoor activities, a strong community spirit, or simply a relaxing place to call home, Rendham has much to offer. The property is a short drive from Saxmundham. Saxmundham is a thriving market town with a range of amenities, including shops, restaurants, pubs, and a train station with direct links to Ipswich and Lowestoft. The Suffolk Heritage Coast, with its stunning beaches and picturesque villages, is just a short drive away.

SETTING THE SCENE

Located on Bruisyard Road, the property is approached via a hardstanding pathway to the side of the property.



THE GRAND TOUR

Stepping inside, you will find the main sitting room, centred around the exposed brick fireplace. With a fully functioning wood burner, this offers a cosy warmth during the colder seasons, whilst dual aspect windows ensure there is ample natural light inside. Moving through the property you will find the kitchen, offering a range of wall and base storage cupboards with undercounter space for a dishwasher, the exposed bricked recess provides the perfect position for a 'range' style oven, ample space is available for dining and stone flooring runs underfoot. The three piece shower room is located off the kitchen and offers an enclosed shower with obscure window, whilst a ground floor extension allows access to the rear courtyard with side gate to exit the property.

Upstairs are the two bedrooms with one facing to the front of the property and one to rear - with both offering built in storage.

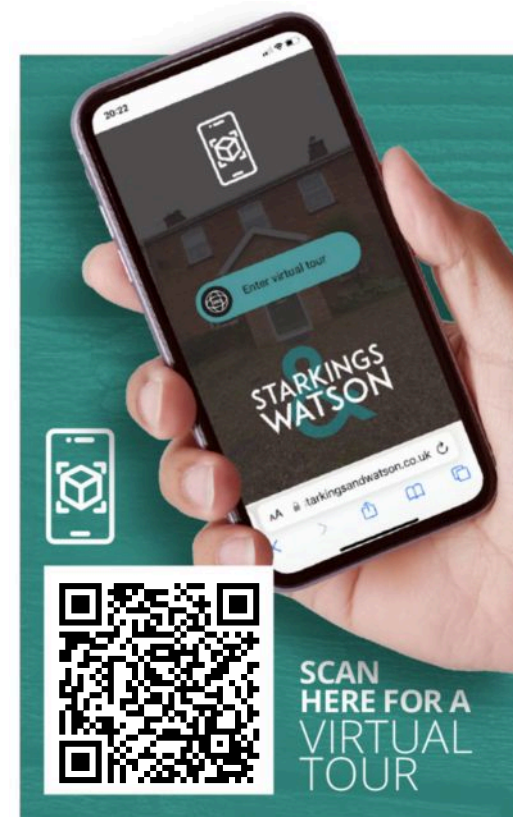
FIND US

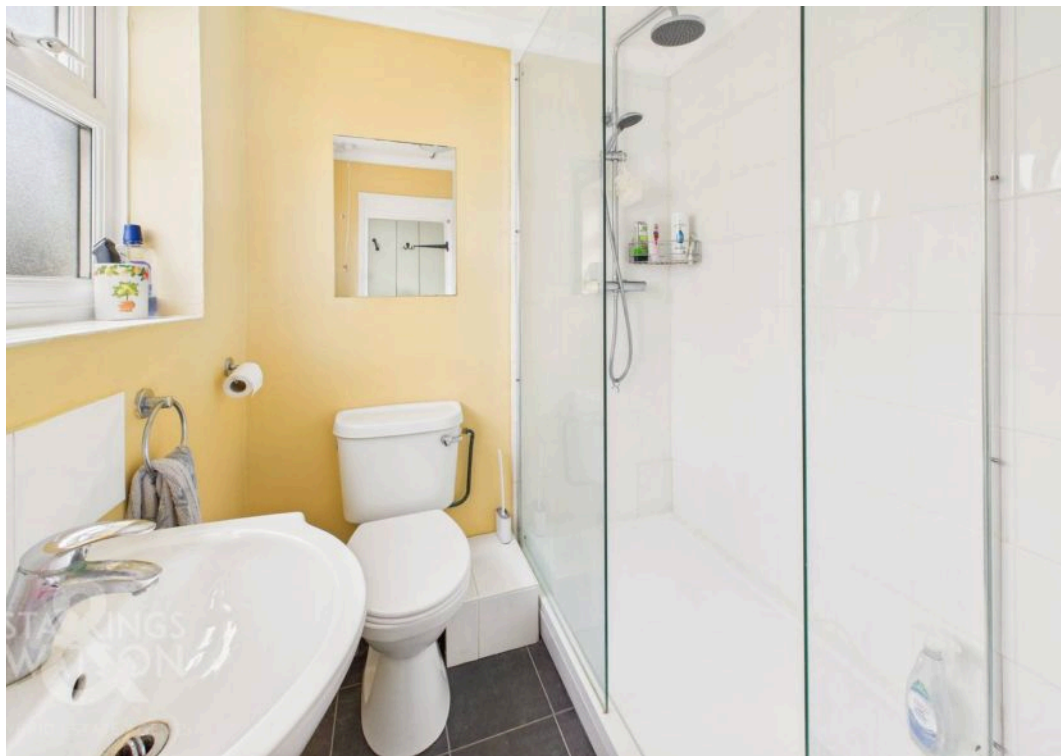
Postcode : IP17 2AG

What3Words : [///tags.private.contracting](https://www.what3words.com////tags.private.contracting)

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.



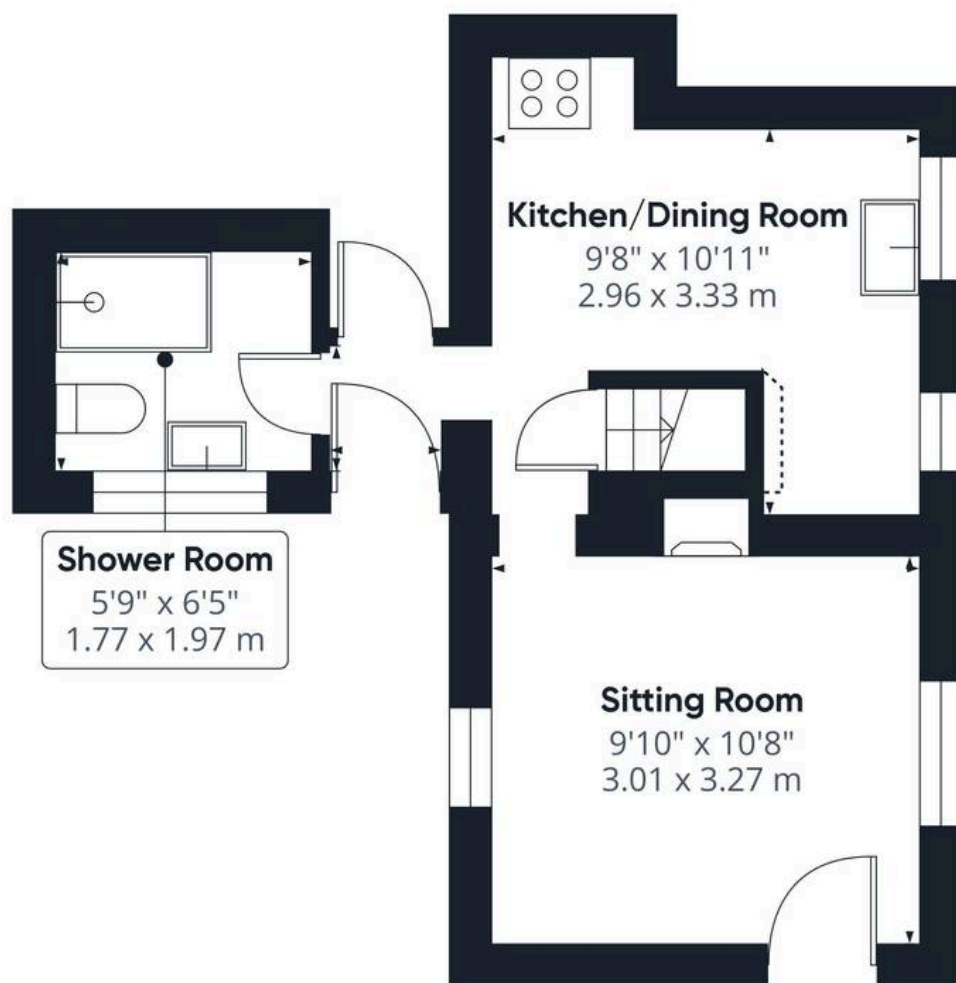




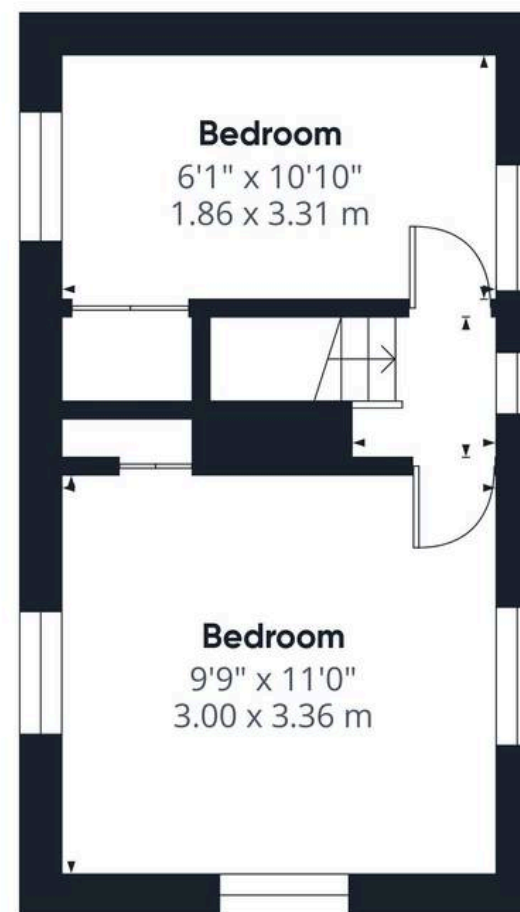
THE GREAT OUTDOORS

To the rear of the property is an enclosed south facing low maintenance courtyard style garden providing the ideal space to relax and entertain, with useful timber storage shed which has recently been repainted.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

457.47 ft²

42.5 m²

Reduced headroom

1.04 ft²

0.1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.