



**Maple Close, Rendlesham Woodbridge IP12 2GH**

**welcome to**

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Nicely presented throughout, this modern two bedroom semi-detached has been extended to the rear, and now benefits from a generous sized Lounge, with patio doors backing onto the rear garden. The property also benefits from driveway parking.



### **Cloakroom**

Obscure glazed window to front, radiator, two piece suite comprising low level WC and pedestal wash hand basin.

### **Kitchen**

6' 7" x 10' 9" ( 2.01m x 3.28m )

A range of wall and base mounted units, worktop incorporating built-in oven and hob unit, space for white goods, window to front with sink under, tiled splashback, wall mounted combination boiler, radiator.

### **Lounge**

24' 4" x 14' 6" ( 7.42m x 4.42m )

Radiator, Velux window, Karndean flooring, inset spotlights, patio doors and window to rear.

### **First Floor Landing**

Access to loft space.

### **Master Bedroom**

9' 9" x 12' 4" ( 2.97m x 3.76m )

Window to rear with radiator under, built-in wardrobes.

### **Bedroom Two**

8' 7" x 14' 6" ( 2.62m x 4.42m )

Window to front with radiator under, over stairs storage cupboard.

### **Bathroom**

Suite comprising bath with shower over and in-built shelf. Wash hand basin with storage units under. Fully tiled walls and floor, heated towel rail, inset spotlights.

### **Outside**

To the front of the property there is a small garden area adjoining the driveway. To the rear the garden is enclosed by wood panel fencing, and commences with a patio area, with adjoining lawned area.



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## Maple Close, Rendlesham Woodbridge

- Modern Two Bedroom Semi-Detached
- Extended Lounge
- Modern Fitted Kitchen
- Ground Floor Cloakroom
- Nicely Presented Throughout

Tenure: Freehold EPC Rating: D

offers in excess of

**£260,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WBG108618 - 0003

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