



Mayhew Road, Rendlesham Woodbridge IP12 2GZ

welcome to

Mayhew Road, Rendlesham Woodbridge

This attractive five bedroom detached family home offers generous, well presented, accommodation and benefits from a double garage, parking and rear garden.



Entrance Hall

Stairs to first floor, doors to...

Lounge

17' 5" x 15' (5.31m x 4.57m)

Window and patio doors to the side opening on to the patio, electric fire, double doors into the...

Dining Room

8' 11" x 10' 7" (2.72m x 3.23m)

Window to side with radiator under.

Kitchen

17' 6" Max. x 11' 3" Max. (5.33m Max. x 3.43m Max.)

An L-shaped room, with window to the front with one and a quarter sink and drainer with mixer tap under, window to the rear, range of wall and base mounted units, built-in mid height double oven, hob unit with extractor hood over, tiled splashback.

Archway through to the...

Utility Room

7' 2" x 5' 5" (2.18m x 1.65m)

Door to rear, sink and drainer, tiled splashback, wall mounted boiler.

First Floor Landing

With doors to...

Master Bedroom

11' 6" x 11' 3" (3.51m x 3.43m)

Window to rear with radiator under, two wardrobes, Aircon, access to...

En-Suite

Fitted with a three piece suite comprising walk-in shower, pedestal wash hand basin and low level WC, Obscure glazed window to front, tiled surround and tiled splashback, inset ceiling spotlights, extractor fan and radiator.

Bedroom Two

15' 3" Max. x 11' Max. (4.65m Max. x 3.35m Max.)

Window to side with radiator, Aircon.

Bedroom Three

11' x 7' 3" (3.35m x 2.21m)

Window to side with radiator under, loft hatch.

Bedroom Four

8' 2" Max. x 12' 2" Max. (2.49m Max. x 3.71m Max.)

Window to side, radiator.

Bedroom Five

9' 11" Max. x 11' Max. (3.02m Max. x 3.35m Max.)

A dual aspect room with windows to front and side.

Family Bathroom

Bath with shower over, tiled surround, pedestal wash hand basin, low level WC, heated towel rail, inset ceiling spotlights, extractor fan, obscure glazed window to front.

Outside

Front Garden

Planted with a range of shrubs, enclosed by a low height fence. To the side there is a double carport and driveway giving access to the...

Double Garage

With twin up and over doors, pitched roof storage area, power and light connected and door to rear.

Rear Garden

Commencing with a patio area, the remainder of the garden is laid to lawn with flower borders and pergola seating area.



view this property online williamhbrown.co.uk/Property/WBG108797



welcome to

Mayhew Road, Rendlesham Woodbridge

- Five Bedroom Detached Family Home
- Well Presented Accommodation
- Five Good Sized Bedrooms
- En-Suite to Master Bedroom
- Family Bathroom

Tenure: Freehold EPC Rating: Awaited

£450,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WBG108797



Property Ref:
WBG108797 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01394 380280



Woodbridge@williamhbrown.co.uk



16 Church Street, WOODBRIDGE, Suffolk,
IP12 1DH



williamhbrown.co.uk