



**Sycamore Drive, Rendlesham WOODBRIDGE IP12 2GF**



**welcome to**

**Sycamore Drive, Rendlesham WOODBRIDGE**

Situated in a popular residential area within the modern village of Rendlesham, this spacious four bedroom detached family home benefits from garaging and driveway parking.



## Outside Front Garden

To the front there is a small lawned area bordered by low hedging, with path to the front door.

## Entrance Hall

Radiator, cloaks cupboard and under stairs storage cupboard. Wide access door to the...

## Cloakroom

Obscure glazed window to side, suite comprising low level WC, pedestal wash basin with tiled splashback over, radiator.

## Lounge

11' 8" x 13' 11" ( 3.56m x 4.24m )

Window and patio doors to the rear. Open fireplace.

## Dining Room

8' 4" Max. x 11' 8" Max. ( 2.54m Max. x 3.56m Max. )

Window to the rear with radiator under.

## Kitchen

12' 4" Max. x 11' 4" Max. ( 3.76m Max. x 3.45m Max. )

Window to the front with one and a quarter bowl sink and drainer, with mixer tap, under. Inset ceiling spotlights, integrated fridge/freezer, microwave and built-in oven and hob. A range of wall and base mounted units, tiled splashback, space for dishwasher. Access in to the...

## Utility Room

6' x 6' 4" ( 1.83m x 1.93m )

Door to the rear, base mounted units with worktop over, sink with mixer tap, space for 2 appliances, wall mounted boiler.

## First Floor Landing

Radiator, window to the front over the stairs, airing cupboard housing the hot water tank, loft hatch.

## Master Bedroom

10' 9" Max. x 11' 10" Max. ( 3.28m Max. x 3.61m Max. )

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

## En-Suite

Velux window to the rear, half tiled walls, walk-in shower with tiled surround, pedestal wash hand basin, low level WC, shaver points and radiator.

## Bedroom Two

10' 2" x 10' 9" ( 3.10m x 3.28m )

Window to rear with radiator under.

## Bedroom Three

8' x 8' 4" ( 2.44m x 2.54m )

Window to front with radiator under, built-in wardrobe cupboard.

## Bedroom Four

8' Max. x 9' Max. ( 2.44m Max. x 2.74m Max. )

Window to front with radiator under.

## Family Bathroom

Half tiled walls, bath with hand held attachment, pedestal wash hand basin, low level WC, radiator, inset ceiling spotlights, extractor fan.

## Rear Garden

To the rear the walled garden commences with a patio space, and is mainly laid to lawn edged by borders. A pathway gives access to the driveway. Door to the...

## Garage

With up and over door, side access to the garden. pitched roof providing storage space.



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## **Sycamore Drive, Rendlesham WOODBIDGE**

- Spacious Family Home
- Good Access to Local Amenities
- Popular Village Location
- Two Reception Rooms
- Master Bedroom with En-Suite

Tenure: Freehold EPC Rating: D

offers in excess of

**£365,000**



Please note the marker reflects the  
postcode not the actual property

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