



**St. Gregorys Close, Rendlesham Woodbridge IP12 2TH**



**welcome to**

**St. Gregorys Close, Rendlesham Woodbridge**

This well presented, four bedroom semi-detached, situated in the popular village of Rendlesham benefits from a spacious lounge, gardens to front and rear, driveway parking and garage.



### Entrance Hall

Entrance door, storage cupboard, radiator, doors leading to:

### Living Room

21' 6" x 12' 4" ( 6.55m x 3.76m )

Patio doors to garden, Double glazed window to rear, radiator, doors leading to:

### Kitchen

14' x 14' ( 4.27m x 4.27m )

Double glazed window to front, a range of eye and base level units with worktop over, built in over, hob with extractor fan over, space for further white goods, drainer sink with mixer tap, wood effect flooring.

### Study

8' 7" x 7' 7" ( 2.62m x 2.31m )

Double glazed window to rear, radiator, door leading to the garage.

### Cloakroom

Low level w/c, wall mounted wash hand basin, radiator, part tiled walls, tiled flooring,

### Landing

Loft access, doors leading to:

### Master Bedroom

21' 2" x 12' 6" ( 6.45m x 3.81m )

Juliet balcony to rear with field views, airing cupboard, dressing area, radiator door leading to:

### En-Suite

Obscure double glazed window to front, single shower unit, pedestal wash hand basin, low level w/c, tiled flooring with underfloor heating, tiled walls.

### Bedroom 2

13' 4" x 10' 9" ( 4.06m x 3.28m )

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

### Bedroom 3

13' 3" x 12' 4" ( 4.04m x 3.76m )

Double glazed window to rear with field views, built in wardrobe, radiator.

### Bedroom 4

10' 5" x 9' 5" ( 3.17m x 2.87m )

Double glazed window to rear with field views, radiator

### Family Bathroom

Velux window, panel bath with shower attachment, low level w/c, pedestal wash hand basin, single shower unit, part tiled walls, tiled flooring with underfloor heating.

### Garden

Mostly laid to lawn with patio area,



***view this property online*** [williamhbrown.co.uk/Property/WBG108973](http://williamhbrown.co.uk/Property/WBG108973)



**welcome to**

## **St. Gregorys Close, Rendlesham Woodbridge**

- Four Bedrooms
- Semi-Detached
- Open Plan Living
- En-Suite to Master Bedroom
- Fully Fitted Kitchen

Tenure: Freehold EPC Rating: D

offers in excess of

**£325,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WBG108973](http://williamhbrown.co.uk/Property/WBG108973)



Property Ref:  
WBG108973 - 0006

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](mailto:Woodbridge@williamhbrown.co.uk)



16 Church Street, WOODBRIDGE, Suffolk,  
IP12 1DH



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**