



**Pine Close, Rendlesham Woodbridge IP12 2GD**



**welcome to**

**Pine Close, Rendlesham Woodbridge**

Ideally situated for local amenities, this four bedroom detached family home offers ample living accommodation together with garage, parking and private rear garden.



## Front

The property is approached via a paved driveway to the side of the property, giving access to the garage.

## Entrance Hall

Composite front door, wood flooring, under the stairs storage cupboard. Access to the...

## Cloakroom

Obscure glazed window to the rear, low level WC, float style wash hand basin with mixer tap and tiled splashback, radiator.

## Study

6' 11" x 11' 3" ( 2.11m x 3.43m )  
wood flooring, radiator, window to the front with fitted shutters.

## Kitchen / Diner

22' 5" Max. x 13' Max. ( 6.83m Max. x 3.96m Max. )  
Obscure glazed door to the side, window to the front with fitted shutters, window to the rear, Butler style sink with mixer tap, quartz worktops and upstand. Fitted with a range of wall and base mounted units, island unit with breakfast bar built-in, space for washing machine and American style fridge/freezer, double range with extractor hood over, inset ceiling spotlights, vertical wall radiator, space for dining table/sofa.

## Lounge

15' 3" x 11' 3" ( 4.65m x 3.43m )  
Windows and doors to the rear, fitted gas fire with mantle over.

## Conservatory

12' 9" x 12' 10" ( 3.89m x 3.91m )  
Wood flooring, windows to sides and rear, doors to the side, UPVC obscure glazed roof.

## First Floor Landing

Airing cupboard, radiator and loft access.

## Master Bedroom

11' Max. x 11' 5" Max. ( 3.35m Max. x 3.48m Max. )  
Windows to the front with fitted shutters, radiator, built-in mirror fronted double wardrobe. Access to the...

## En-Suite

Fitted with a suite comprising walk-in shower with rain effect head and hand held head, Aquaboard surround, pedestal wash hand basin with mixer tap, worktop and storage unit under, low level WC with concealed cistern, obscure glazed window to the front, shaver sockets, inset ceiling spotlights.

## Bedroom Two

10' 5" Max. x 13' 2" Max. ( 3.17m Max. x 4.01m Max. )  
Window to the front with fitted shutters, radiator under, built-in wardrobe.

## Bedroom Three

11' 5" Max. x 9' 1" Max. ( 3.48m Max. x 2.77m Max. )  
Window to the rear with radiator under, built-in wardrobe.

## Bedroom Four

8' 11" Max. x 8' 10" Max. ( 2.72m Max. x 2.69m Max. )  
Window to the rear with radiator under.

## Family Bathroom

Obscure glazed window to the rear, low level WC, pedestal wash hand basin with mixer tap and splashback, bath with screen attached and electric shower over, Aquaboard surround, extractor fan.

## Outside

### Rear Garden

The rear garden commences with a decked area with pergola over, door to the garage. The garden is partially wall enclosed, with raised borders planted with mature shrubs. The remainder of the garden is laid to lawn.



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## Pine Close, Rendlesham Woodbridge

- Four Bedroom Detached Family Home
- Lounge, Study & Conservatory
- En-Suite & Family Bathroom
- Ground Floor Cloakroom
- Garage & Parking

Tenure: Freehold EPC Rating: C  
Council Tax Band: D

guide price

**£425,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
WBG109006 - 0002

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