



Abbey Close, Rendlesham WOODBRIDGE IP12 2UD

welcome to

Abbey Close, Rendlesham WOODBRIDGE

Situated in the popular village of Rendlesham, this beautifully presented four bedroom detached family home offer spacious accommodation along with driveway parking for 2 to 3 vehicles.



Outside Front

To the front of the property there is driveway parking. There is an additional gravel area for parking and a raised bed with a selection of trees and shrubs.

Entrance Hall

With oak effect flooring, ceramic heater, under the stairs storage cupboard and cloaks cupboard. Access to the...

Study / Home Office

5' 1" x 5' 10" (1.55m x 1.78m)

Window to the side, solar fuse board.

Cloakroom

Obscure glazed window to the side, heated towel rail, tile effect flooring, pebble bowl sink with mixer tap and unit under.

Kitchen / Diner

19' 7" Max. x 12' 4" Max. (5.97m Max. x 3.76m Max.)

Window to the side with ceramic heater under, oak effect flooring, window to the rear. Sink and drainer with flexi mixer tap and filtered boiling tap and cold water tap with softener under the sink. Fitted with a Wren modern kitchen comprising of a range of wall and base mounted units with soft close doors and drawers and granite worktops over, built-in mid height double oven and induction hob with extractor over, an island unit with granite work surface, 3 soft closing pantry cupboards with drawers and shelving, 2 wine racks. Inset ceiling spotlights, bi-fold oak doors to the rear giving access to the garden. Door to the...

Utility Cupboard

With tile effect flooring, base mounted units with work surface over, space and plumbing for washing machine and space for fridge/freezer.

Lounge

11' 11" Max. x 24' 10" Max. (3.63m Max. x 7.57m Max.)

A dual aspect room with windows to the front and rear with ceramic heaters under, free standing electric fire with fire surround over, doors to the kitchen and the entrance hall.

First Floor Landing

Airing cupboard housing the hot water tank, loft hatch, ceramic heater, window to the front over the stairs.

Master Bedroom

11' 5" x 12' 5" (3.48m x 3.78m)

Window to the rear with ceramic heater under, built-in double wardrobe, access to the...

En-Suite

Obscure glazed window to the side, wash hand basin with mixer tap, low level WC with concealed cistern and countertop with built in cupboards and drawers, tiled walls and floor, shaver sockets, electric shower, extractor fan and heated towel rail.

Bedroom Two

10' 7" x 12' 5" (3.23m x 3.78m)

Window to the rear with ceramic heater under, built-in double wardrobe.

Bedroom Three

8' 10" x 11' 11" (2.69m x 3.63m)

Window to the front with ceramic heater under, built-in double wardrobe.

Bedroom Four

8' 9" Max. x 12' Max. (2.67m Max. x 3.66m Max.)

Window to the front with ceramic heater under, built-in double wardrobe.

Family Bathroom

Tiled floor and part tiled walls, pebble style basin with mixer tap and unit under, bath with shower over, extractor fan, obscure glazed window to the side, shaver sockets and heated towel rail.

Rear Garden

The rear garden is divided into sections commencing with a raised south facing patio seating area with pergola over, followed by an Astro turf lawned area. and spacious vegetable patch. There is side access to the greenhouse and front.



view this property online williamhbrown.co.uk/Property/WBG108981



welcome to

Abbey Close, Rendlesham WOODBRIDGE

- Spacious Four Bedroom Detached Family Home
- En-Suite & Family Bathroom
- Modern Fitted Kitchen/Diner
- Cloakroom and Utility Cupboard
- Four Good Size Bedrooms

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£400,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WBG108981



Property Ref:
WBG108981 - 0004

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