





Crooked Creek Road, Rendlesham Woodbridge IP12 2GL



welcome to

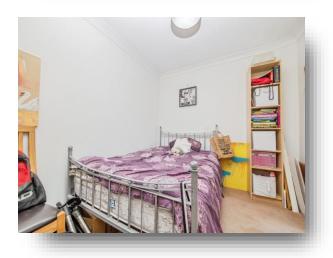
Crooked Creek Road, Rendlesham Woodbridge

Offering versatile accommodation ranged over three floors, this four bedroom townhouse benefits from parking, garage and enclosed rear garden.













Entrance Hall

Wood effect flooring, stairs to the first floor, doors leading to...

Cloakroom

With low level WC and pedestal wash hand basin.

Study

9' 9" x 8' 7" (2.97m x 2.62m)

Double glazed window to the front, radiator,

Dining Room

16' 10" x 7' 10" (5.13m x 2.39m)

Double glazed patio doors to the rear, wood effect flooring. Opening to the...

Kitchen

10' x 6' 7" (3.05m x 2.01m)

Double glazed window to the rear, range of wall and base mounted units, with worktop over and splashback, space for white goods, oven with gas hob over, stainless steel drainer sink with mixer tap.

Conservatory

9' 11" x 7' 2" (3.02m x 2.18m)

Double glazed windows to the side and rear, double glazed patio doors to the rear, tiled floor with underfloor heating.

First Floor Landing

Stairs to the second floor and doors leading to...

Lounge

15' x 10' 1" (4.57m x 3.07m)

Double glazed Juliet balcony to the rear, double glazed window to the rear, radiator.

Master Bedroom

16' 5" x 10' 2" Max. (5.00m x 3.10m Max.)

Double glazed windows to the front, radiator, door leading to the...

En-Suite

Obscure double glazed window to the front, radiator, pedestal wash hand basin, low level WC, single shower unit.

Second Floor

Bedroom Two

13' 5" x 8' 4" (4.09m x 2.54m)

Double glazed window to the front, radiator.

Bedroom Three

13' 4" x 8' 3" (4.06m x 2.51m)

Double glazed window to the rear, radiator.

Bedroom Four

7' 3" x 6' 5" (2.21m x 1.96m)

Double glazed window to the rear, radiator.

Bathroom

obscure double glazed Velux window, low level WC, pedestal wash hand basin, panelled bath with shower over.

Outside

Front Garden

Paving slab path leading to the front door, which could be used for parking.

Rear Garden

Commencing with a patio area, the garden is mainly laid to lawn.

Garage

With parking space to front.





welcome to

Crooked Creek Road, Rendlesham Woodbridge

- Four Bedroom Townhouse
- Popular Village Location
- Dining Room and Study
- First Floor Lounge
- Master Bedroom with En-Suite

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£300,000









Please note the marker reflects the postcode not the actual property

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Property Ref: WBG109219 - 0002 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.



01394 380280



Woodbridge@williamhbrown.co.uk



16 Church Street, WOODBRIDGE, Suffolk, IP12 1DH



williamhbrown.co.uk

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