



**Hercules Road, Rendlesham Woodbridge IP12 2GP**



**welcome to**

**Hercules Road, Rendlesham Woodbridge**

This spacious, well presented, four bedroom detached family home offers tastefully decorated living accommodation together with double garage and ample parking.



### Entrance Hall

Stairs to first floor, radiator, doors leading to...

### Lounge

16' 5" x 11' 11" ( 5.00m x 3.63m )

Bay window to the front, radiator, feature fireplace with inset multi fuel burner.

### Dining Room

14' 8" x 11' 7" ( 4.47m x 3.53m )

Double glazed patio doors and window to the rear, wood effect flooring, two radiators.

### Kitchen

15' 1" x 8' 3" ( 4.60m x 2.51m )

Double glazed window to the rear, range of Shaker style wall and base mounted units, gas hob with extractor hood over, integrated fridge, dishwasher, double oven, stainless steel one and a quarter drainer sink, wood effect flooring, space for American style fridge/freezer. Open plan to the...

### Utility Room

7' 4" x 4' 11" ( 2.24m x 1.50m )

Double glazed patio door to the rear, wall and base mounted units, drainer sink with mixer tap over, heated towel rail.

### Study

8' 3" x 6' ( 2.51m x 1.83m )

Double glazed window to front, radiator.

### Cloakroom

Double glazed window to rear, low level WC, heated towel rail and vanity wash hand basin.

### First Floor Galleried Landing

With radiator, storage cupboard, double glazed window to the front, loft access.

### Master Bedroom

13' 10" x 11' 7" ( 4.22m x 3.53m )

Double glazed window to the rear, radiator, walk-in wardrobe, door to the...

### En-Suite

Obscure double glazed window to the side, pedestal wash hand basin, low level WC, double shower unit, wood effect flooring, fully tiled walls, radiator.

### Bedroom Two

12' x 10' 6" ( 3.66m x 3.20m )

Double glazed window to the front, radiator.

### Bedroom Three

10' 6" x 8' 8" ( 3.20m x 2.64m )

Double glazed window to the rear, built-in wardrobes, radiator.

### Bedroom Four

10' 6" x 8' 8" ( 3.20m x 2.64m )

Obscure double glazed window to the rear, low level WC, vanity wash hand basin, panelled bath with shower over, wood effect flooring.

### Rear Garden

Commencing with a patio area, with small lawned area, undercover storage and rear access to the...

### Double Garage

With plumbing for white goods, power and light connected. To the front there is parking for multiple vehicles.



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## **Hercules Road, Rendlesham Woodbridge**

- Four Bedroom Detached Family Home
- Spacious Living Accommodation
- Modern Shaker Style Fitted Kitchen
- Master Bedroom with En-Suite
- Three Further Good Size Bedrooms

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: D

**£475,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WBG109312 - 0004

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**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)**