



**Magnolia Drive, Rendlesham Woodbridge IP12 2GB**

**welcome to**

**Magnolia Drive, Rendlesham Woodbridge**

Offering spacious family size accommodation ranged over three floors is this well presented five bedroom detached home, benefitting from parking and a double garage.



### **Entrance Hall**

Stairs to first floor, doors leading to...

### **Lounge**

18' 6" x 10' 2" ( 5.64m x 3.10m )

Double glazed bay window to the front aspect, double glazed patio doors to the rear, eclectic fire and radiator.

### **Dining / Sitting Room**

21' x 10' 3" ( 6.40m x 3.12m )

Double glazed bay window to front aspect, tiled flooring.

### **Kitchen**

13' 4" x 10' 6" ( 4.06m x 3.20m )

Double glazed window to the rear. Fitted with a range of wall and base mounted units with worktop over and marble splashback. Inset drainer sink with mixer tap over, built-in hob, two ovens, space for white goods. door to the.

### **Sun Room**

21' 2" x 14' 6" ( 6.45m x 4.42m )

Double glazed windows to the rear and side, double glazed patio door to the garden, wood effect flooring.

### **Cloakroom**

Suite comprising wall mounted wash hand basin and low level WC.

### **First Floor Landing**

Storage cupboard, stairs to second floor and doors to...

### **Bedroom One**

18' 6" x 10' 2" ( 5.64m x 3.10m )

A dual aspect room with double glazed windows to front and rear, 2 radiators, doors leading to the...

### **En-Suite**

Obscure double glazed window to the front, single shower unit, pedestal wash hand basin, low level WC, heated towel rail, part tiled walls.

### **Bedroom Two**

13' 10" x 10' 4" ( 4.22m x 3.15m )

Double glazed window to the front, radiator, doors leading to the...

### **En-Suite**

Suite comprising single shower unit, low level WC, pedestal wash hand basin. Radiator.

### **Bedroom Three**

13' 5" x 9' ( 4.09m x 2.74m )

Two double glazed windows to the rear, radiator.

### **Second Floor Landing**

Airing cupboard storage cupboard, loft hatch, doors leading to...

### **Bedroom Four**

14' x 10' 2" plus window recess ( 4.27m x 3.10m plus window recess )

Double glazed window to the front, radiator.

### **Bedroom Five**

10' 10" x 10' 3" plus window recess ( 3.30m x 3.12m plus window recess )

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

### **Bathroom**

Double glazed Velux window. Suite comprising panelled bath with shower over, low level WC, vanity wash hand basin unit, heated towel rail, part tiled walls, tiled flooring.

### **Outside**

#### **Front**

To the front there is lawned garden, with trees, flower and shrub beds and border. A pathway leads to the front door and gives access to the side. A driveway provides off road parking and gives access to the double garage.

#### **Rear Garden**

The garden to the rear commences with a patio area, and is mainly laid to lawn.



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## Magnolia Drive, Rendlesham Woodbridge

- Spacious Detached Family Home
- Five Bedrooms
- Two En-Suites & Family Bathroom
- Two Generous Sized Reception Rooms
- Sun Room

Tenure: Freehold EPC Rating: C

Council Tax Band: E

offers in excess of

**£500,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WBG109372 - 0004

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