



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

MAYHEW ROAD, RENDLESHAM, IP12 2GZ

TENURE : FREEHOLD

GUIDE PRICE £425,000

- Flexible Accommodation
- Popular Village Location
- 4/5/6 Bedrooms
- Ideal For Working From Home
- Double Garage
- Generous Garden

THE ACCOMMODATION



Entrance Hall With stairs off to the first floor and doors to...

Cloakroom Fitted with a WC and wash basin.

Living Room *7.94m x 3.32m (26' 1" x 10' 11")*
(Overall max measurement) With glazed double doors to the rear garden, feature fireplace, and generous bay window area to the front.

Kitchen/Diner *6.21m x 2.43m (20' 4" x 8')*
Fitted with a range of wall and base cabinets, work surfaces over, inset sink/drain unit, integrated fridge/freezer, dishwasher, electric oven, gas hob and cooker hood, cupboard housing wall-mounted boiler, door to the...

Utility Room *1.58m x 1.47m (5' 2" x 4' 10")*
Base cabinets, work surfaces, inset sink/drain unit, plumbing for washing machine and door to the rear garden.

First Floor Landing
With airing cupboard, stairs to the second floor and doors to...

Bedroom One & En-Suite *3.31m x 3.31m (10' 10" x 10' 10")*
(Bedroom measurement only) A double bedroom with built-in wardrobe, window to rear aspect and an En-Suite Shower Room fitted with shower enclosure, wash basin and WC.

Bedroom Three *3.92m x 2.50m (12' 10" x 8' 2")*
With window to rear aspect.

Bedroom Four *3.33m x 2.23m (10' 11" x 7' 4")*
With window to front aspect.

Study / Bedroom Six *2.20m x 2.48m (7' 3" x 8' 2")*
With window to front aspect.

Bathroom
Fitted with a panelled bath, wash basin and WC.

Second Floor Landing
With doors to...

Bedroom Two *3.79m x 3.29m (12' 5" x 10' 10")*
(Maximum measurements) With window to front aspect and skylight to rear.

Bedroom Five / Dressing Room *3.41m x 2.00m (11' 2" x 6' 7")* Skylight window to rear.

Shower Room
Fitted with a shower enclosure, wash basin and WC.

Outside
To the front of the property is an enclosed garden with planting areas and path to the front door and to the gate giving access to the rear garden, which has a patio area, lawn and planting beds. There's a courtesy door in to the double garage, which has two up-and-over doors and has light and power connected and two parking spaces to the front.



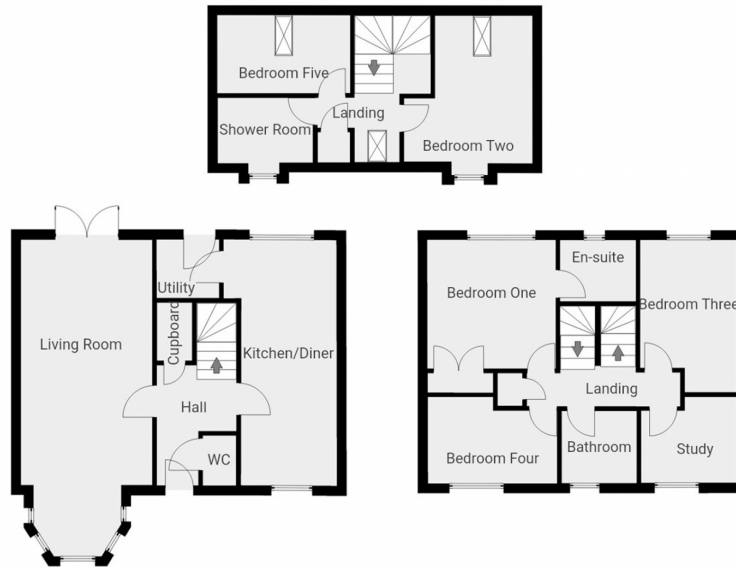
THE PROPERTY & LOCATION

A superbly presented detached family home over three floors comprising; entrance hall, cloakroom, living room, kitchen/diner, utility room, four/five or six bedrooms depending on how you wish to use the space, family bathroom, shower room, en-suite, and double garage. There's gas central heating via a boiler installed in 2025 and a good-sized rear garden. The owners use the first floor as three bedrooms including guest room with en-suite shower room plus study/home office. The second floor has then become a master "suite" comprising a bedroom, dressing room and a shower room.

Rendlesham is situated approximately six miles from the riverside town of Woodbridge and offers a good level of amenities including a convenience store, NHS Dental Practice and regular bus service in to Woodbridge. There is a modern primary school, (rated Good by Ofsted), and nearby Rendlesham Forest offers beautiful natural surroundings and pleasant walks. To the north, along the coast, Aldeburgh is approximately 15 minutes by car.



TO ARRANGE A VIEWING OF THIS PROPERTY OR
TO SEE HOW WE CAN HELP YOU MOVE CALL US ON 01394 547000



While we try and be as accurate as we can with our floorplans, they are for guidance only and should not be relied upon.



Council Tax Banding : D

We understand from our vendor that the property is connected to a mains gas supply, electricity, water and drainage.

Please visit Ofcom - to view the mobile and network coverage



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Disclaimer

Whilst every care has been taken in the preparation of these particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given