



**Suffolk Drive, Rendlesham Woodbridge IP12 2TP**

**welcome to**

**Suffolk Drive, Rendlesham Woodbridge**

Offering extended, family sized accommodation, this spacious five bedroom semi-detached home is located in a popular area of the village, and benefits from a landscaped rear garden, workshops and parking.



### **Entrance Porch**

With large airing cupboard, tiled flooring, radiator, spotlights, double glazed window to the front.

### **Shower Room**

Fitted with a suite comprising low level WC, wash hand basin, corner shower with glass screen enclosure. Fully tiled walls and floor, chrome heated towel rail, double glazed window to the side.

### **Utility Room**

7' 9" x 3' 10" ( 2.36m x 1.17m )

Fitted worktops, space for washing machine, oil fired boiler (installed 2 years ago).

### **Kitchen**

13' 5" x 7' 10" ( 4.09m x 2.39m )

Double glazed window to the front, tile effect flooring, door leading through to the sunroom. Fitted with a range of wall and base mounted units with marble effect worktops and tiled splashback, cream one and a half bowl sink and drainer with chrome mixer tap. Integrated dishwasher, integrated fridge and freezer, double oven, electric hob and extractor hood,

### **Sunroom**

22' 2" x 10' 2" ( 6.76m x 3.10m )

Double glazed window to the front and side, tiled flooring, patio doors to the garden, radiator, vaulted ceiling, vertical wall hung radiator.

### **Lounge / Diner**

26' 3" x 14' 8" ( 8.00m x 4.47m )

Stunning oak panelled walls with patio doors through to the garden, 2 radiators, TV point, under stairs storage cupboard, ceiling fans.

### **First Floor Landing**

Double glazed window to the front, under stairs storage cupboard.

### **Master Bedroom**

13' 7" x 11' 8" ( 4.14m x 3.56m )

Double glazed window to the rear, radiator, quadruple fitted wardrobe.

### **Bedroom Two**

11' 11" x 9' 11" ( 3.63m x 3.02m )

Double glazed window to the rear, wood effect flooring, radiator, double fitted wardrobe.

### **Bedroom Three**

12' x 9' 9" ( 3.66m x 2.97m )

Double glazed window to the front, wood effect flooring, double fitted wardrobe, radiator

### **Bathroom**

Fitted with a suite comprising low level WC, pedestal wash hand basin, corner bath with an overhead shower. Wood effect flooring, radiator and double glazed window to the front.

### **Second Floor Landing**

Velux window, doors to...

### **Bedroom Four**

12' x 11' 6" ( 3.66m x 3.51m )

Velux window to the rear, storage and eaves cupboards, radiator.

### **Bedroom Five**

11' 6" x 9' 9" ( 3.51m x 2.97m )

Velux window, storage and eaves cupboards, radiator.

### **Outside**

#### **Front Garden**

There is a large frontage, with double gates giving access to a driveway, providing off road parking. There is a large shingled area, with grassed area, mature trees. A path leading up to the front door, and side access leading through to the rear garden.

#### **Rear Garden**

Commencing with a large patio seating area bordered by a retaining wall. Sides access to the front, sheds and summerhouse, and also a workshop area. There is a large area laid to grass, with palm trees and hedging to the side, Buddleia trees and a further workshop to the rear. Outside tap.



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## Suffolk Drive, Rendlesham Woodbridge

- Large, Extended Semi-Detached Family Home
- Five Double Bedrooms
- First Floor Bathroom & Ground Floor Shower Room
- Large Open Plan Lounge/Diner
- Spacious Sunroom

Tenure: Freehold EPC Rating: D

Council Tax Band: B

**£375,000**



Please note the marker reflects the postcode not the actual property

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