



**Acer Road, Rendlesham WOODBRIDGE IP12 2GA**

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## **Acer Road, Rendlesham WOODBRIDGE**

Situated in the popular village of Rendlesham, this well presented four bedroom detached family home offer spacious, open plan entertaining areas, modern fitted kitchen, four good size bedrooms together with en-suite and family bathroom.



## Front

The property is approached via a shared entrance driveway giving access to your private driveway, which provides ample parking and gives access to the garage. To the front there is a shingled space bordered by trees to the front and side. A path leads to the front door.

## Entrance Hall

Tiled floor, window to the side inset ceiling spotlights, under the stairs cupboard. Access to the...

## Cloakroom

With obscure glazed window to the side, pedestal wash hand basin with mixer tap and tiled splashback over, low level WC, tiled floor.

## Study

9' 5" x 11' ( 2.87m x 3.35m )

Window to the front, ceiling fan, fitted low units.

## Kitchen

8' 6" Max. x 23' 4" Max. ( 2.59m Max. x 7.11m Max. )

Window to the front, radiator, partially panelled walls, inset ceiling spotlights, built-in mid height oven and grill, range of wall and base mounted units, space for appliances, door to the side giving access to the garden, window to the rear, one and a quarter drainer sink with mixer tap. Open to the...

## Dining Room

16' 3" x 11' 11" extending to ( 4.95m x 3.63m extending to )

Vertical wall radiator, wood effect flooring, inset ceiling spotlights and feature lighting.

## Sitting Room

12' 1" x 16' 11" ( 3.68m x 5.16m )

Open to the dining room, with inset ceiling spotlights, ceiling fan, vertical wall radiator, bi-fold doors to the side accessing the garden and bi-fold windows to the rear.

## First Floor Landing

Loft hatch, airing cupboard. Access to all the bedrooms and family bathroom.

## Master Bedroom

11' 11" Max. x 13' Max. ( 3.63m Max. x 3.96m Max. )

Ceiling fan, window to the front with radiator under, access to the...

## En-Suite

Obscure glazed window to the front, pedestal wash hand basin with mixer tap, low level WC, extractor fan, inset ceiling spotlights, shower cubicle, half tiled walls.

## Bedroom Two

12' x 9' 8" ( 3.66m x 2.95m )

Window to the front with radiator under, over the stairs cupboard, ceiling fan.

## Bedroom Three

11' 2" Max. x 8' 10" Max. ( 3.40m Max. x 2.69m Max. )

Window to the rear with radiator under, ceiling fan.

## Bedroom Four

9' 6" Max. x 9' Max. ( 2.90m Max. x 2.74m Max. )

Window to the rear with radiator under, fitted wardrobe.

## Family Bathroom

Obscure glazed window to the rear, radiator, half tiled walls, bath, low level WC, pedestal wash hand basin with mixer tap, inset ceiling spotlights, extractor fan.

## Rear Garden

Accessed via the bi-fold doors to the lounge, the garden commences with a patio. A low brick wall encloses a lawned area. There is access to either side property and access to the garage, with up and over door to the front.



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## Acer Road, Rendlesham WOODBRIDGE

- Four Bedroom Detached Family Home
- Open Plan Entertaining
- Modern Fitted Kitchen
- Study
- Cloakroom

Tenure: Freehold EPC Rating: C

Council Tax Band: D

guide price

**£460,000**

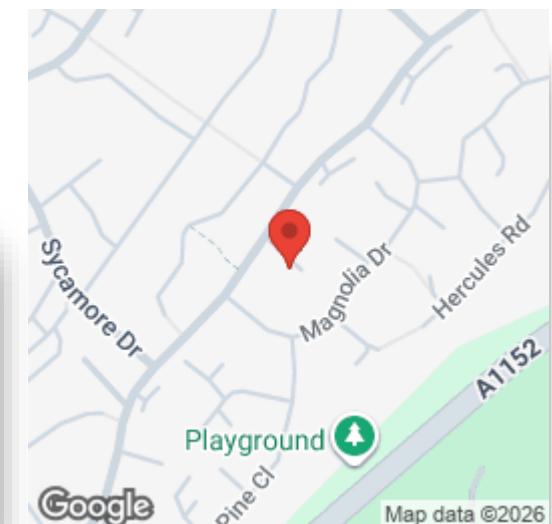


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Property Ref:  
WBG109296 - 0004



Please note the marker reflects the postcode not the actual property

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