



Mayhew Road, Rendlesham

Woodbridge

Offers in Region of **£435,000**



Mayhew Road

Rendlesham, Woodbridge

A beautifully extended four bedroom detached family home, offering versatile open-plan living, a good-sized rear garden, double garage and driveway – offered with no onward chain.

The front door opens into a generous entrance hall with stairs to the first floor, a downstairs cloakroom and useful storage. To the front of the property, the sitting room enjoys a bay window, a real feature fireplace and air conditioning, while a separate study offers a flexible space, ideal for home working or as a second reception room.

The heart of the home is the extended open-plan kitchen, dining and living space to the rear. The kitchen is fitted with a range of eye- and base-level units with worktops over, an inset sink and drainer, and space for a fridge freezer. Integrated appliances include a water softener, dishwasher, further fridge freezer, double oven and gas hob with extractor over, with a separate utility room providing space for a washing machine and tumble dryer, and a further door out to the sideway.



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The current owners have extended the property to create a bright, triple-aspect orangery with a lantern skylight, air conditioning and bi-fold doors opening onto the patio and garden — a superb space for entertaining or family life. A further reception room sits just off the kitchen, currently used as a music room but equally suited as a formal dining room, with double doors connecting through to both the sitting room and the orangery.

Upstairs, the first floor offers four double bedrooms, two en-suite shower rooms and a family bathroom. The principal bedroom benefits from air conditioning, two built-in wardrobes and an en-suite, while the second bedroom enjoys rear-facing views, a built-in wardrobe and its own en-suite. Bedrooms three and four also have built-in wardrobes, and the family bathroom is fitted with a four-piece suite comprising bath, separate shower cubicle, WC and basin. The landing provides airing cupboard storage, while loft access — lit by two strip lights — is via bedroom four.

The property is approached over a shingled front garden, with a double garage and driveway to the side.





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Outside

The rear garden is securely enclosed and mainly laid to lawn, with an Indian sandstone paved patio area perfect for alfresco dining (all paved areas around the property are finished in Indian sandstone). A gate provides direct access from the garden to the driveway and garage, with a further personnel door from the garage opening onto the sideway.

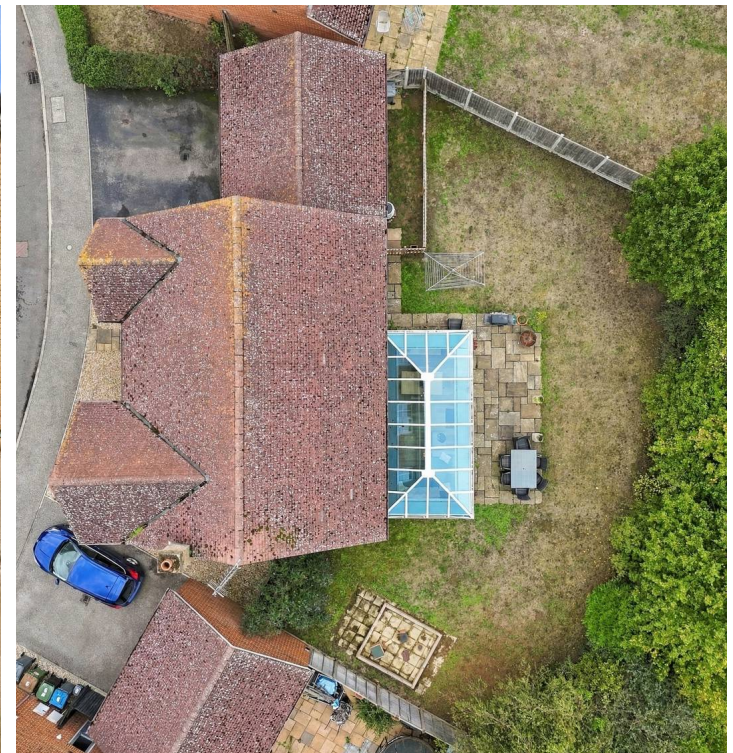
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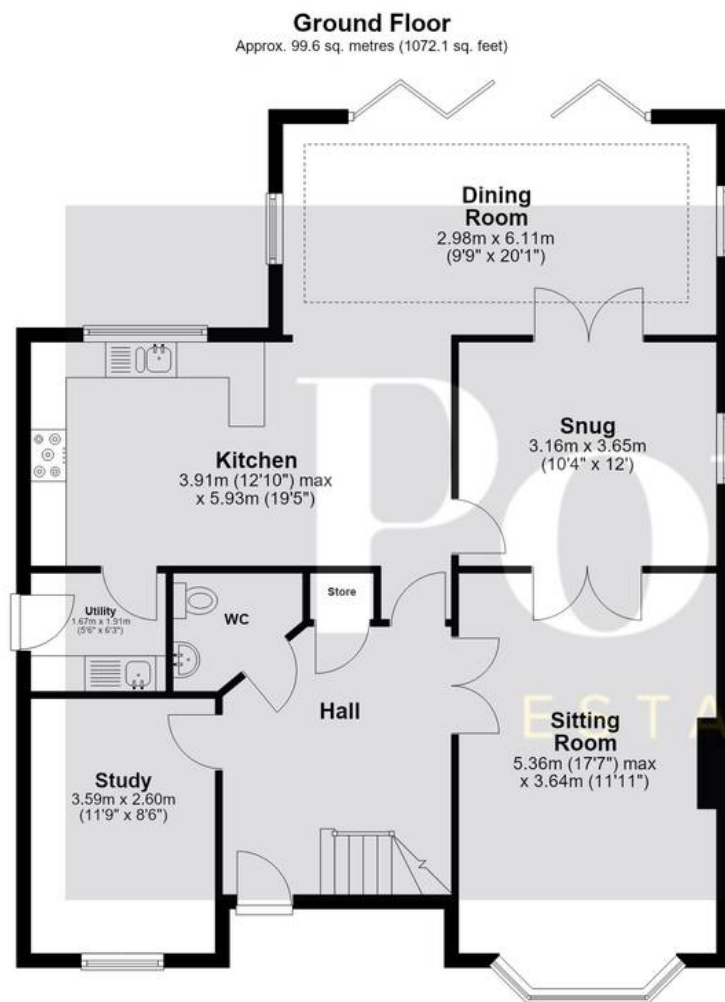
Rendlesham is a popular village to the north-east of Ipswich and Woodbridge, with straightforward access to the A12 and A14 and excellent routes north and south through the county. The village itself offers a local shop, doctors' surgery, dentist, primary school, hairdressers, community centre and a choice of takeaways, with the ever-popular Rendlesham Forest close by – a particular draw for families.

The market town of Woodbridge lies around six miles away and offers a wider range of shops, restaurants and amenities, while the stunning coastal towns of Aldeburgh and Southwold are both a comfortable drive away. Ipswich, meanwhile, provides an extensive choice of restaurants, wine bars and national and independent retailers.

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Total area: approx. 208.5 sq. metres (2244.1 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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