



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

MAYHEW ROAD, RENDLESHAM, IP12 2GT

TENURE : FREEHOLD

GUIDE PRICE £575,000

- Detached Family Home
- Three Reception Rooms Study
- Two En-Suites
- Five Bedrooms
- Kitchen/Breakfast Room
- Double Garage

THE ACCOMMODATION



The property has a welcoming lobby with built-in storage and double doors that lead in to a spacious hallway with stairs off to the first floor, and access to all of the ground floor accommodation; a cloakroom fitted with a WC and wash basin, a generously proportioned living room with a feature fireplace and doors to the garden, a good-sized dining room, a playroom/snug and a study; perfect for those working from home. There's a kitchen fitted with an extensive range of cabinets and plenty of work-surfaces, integrated appliances include a double oven, gas hob, cooker hood and dishwasher. There's room for a table, glazed double doors to the garden, and access to the utility room, which has plumbing for the washing machine and the gas-fired boiler. On the first floor is a landing with airing cupboard and doors to the five bedrooms; the first is a very generous double with vaulted ceiling, a dressing area, built-in wardrobes, and a large en-suite fitted with two wash basins, WC, a shower enclosure and a bath. The second bedroom has built-in wardrobes and an en-suite shower room. Two of the three remaining bedrooms are comfortable double rooms with built-in wardrobes, and the family bathroom also has a shower enclosure and a bath. Externally the property has a shingled planting area to the front, and a driveway providing off-road parking and access to the double garage, which has up-and-over doors, a further courtesy door to the garden and power/light connected. The rear garden has a good-sized patio area, lawn and summer house, a utility area, all enclosed by fencing.

Living Room 6.74m x 4.80m (22' 1" x 15' 9")

Dining Room 3.74m x 3.05m (12' 3" x 10')

Playroom/Snug 4.18m x 2.81m (13' 9" x 9' 3")

Study 2.67m x 2.53m (8' 9" x 8' 4")

Kitchen/Breakfast Room 4.75m x 4.45m (15' 7" x 14' 7")

Utility Room 2.35m x 1.94m (7' 9" x 6' 4")

Bedroom One 4.75m x 4.44m (15' 7" x 14' 7")
(measurement excludes Dressing Area and En-Suite)

Bedroom Two 5.01m x 3.14m (16' 5" x 10' 4")
(measurement excludes En-Suite)

Bedroom Three 3.97m x 2.48m (13' x 8' 2")

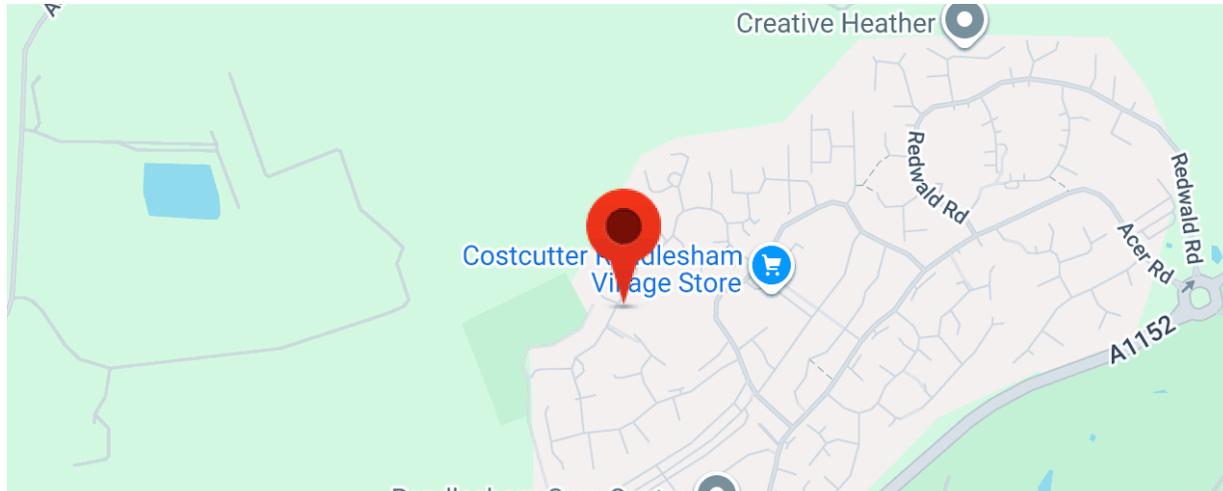
Bedroom Four 3.59m x 2.73m (11' 9" x 8' 11")

Bedroom Five 2.91m x 2.39m (9' 7" x 7' 10")

THE PROPERTY & LOCATION

A substantial detached family home situated in the popular village of Rendlesham. The generous accommodation comprises a large entrance hall, cloakroom, three reception rooms, study, kitchen/breakfast room, utility, principal bedroom with dressing room and en-suite bathroom, a second bedroom with en-suite and a further three bedrooms, and a family bathroom. There's a double garage and driveway, garden and no onward chain.

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
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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 : F

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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