



**CORNERSTONE**  
RESIDENTIAL ESTATE AGENTS

**SUFFOLK DRIVE, RENDLESHAM, IP12 2TN**

**TENURE : FREEHOLD**

**OFFERS OVER £350,000**

- Five Double Bedrooms
- Open Plan Kitchen/Diner
- Utility Room
- Beautiful Field View To Rear
- Shower Room & Bathroom
- Off Road Parking

# THE ACCOMMODATION



**Entrance Hall** With built-in storage, larder cupboard, stairs off to the first floor and doors to...

**Boiler Room** 2.02m x 1.18m (6' 8" x 3' 10")  
Housing the oil-fired boiler and open to the...

**Utility Room** 2.61m x 2.36m (8' 7" x 7' 9") Fitted with cabinets, work surfaces, double sink/drain unit and plumbing for the washing machine.

**Shower Room** Fitted with a shower cubicle, WC and wash basin and door to an internal store room (1.89m x 1.73m).

**Living Room** 3.79m x 2.99m (12' 5" x 9' 10")  
With window to rear aspect, toy cupboard (adjoins downstairs cupboard) and double doors to the...

**Dining Area** 4.45m x 4.13m (14' 7" x 13' 7") With glazed double-doors opening to the garden decking area, and open to the...

**Kitchen Area** 4.06m x 2.41m (13' 4" x 7' 11") Fitted with a range of base units, with wooden work surfaces over, inset Belfast sink, space for cooking range with cooker hood above, window to front aspect, and doorway back to the hallway.

**First Floor Landing** With window to front aspect, stairs off to the second floor, with storage cupboard under and doors to...

**Bedroom One** 4.35m x 4.09m (14' 3" x 13' 5")  
(maximum measurements provided) A good-sized double room with fitted wardrobes and window to rear aspect.

**Bedroom Two** 3.51m x 2.84m (11' 6" x 9' 4")  
With built-in wardrobe and window to front aspect.

**Bedroom Three** 3.61m x 3.02m (11' 10" x 9' 11") (max measurements) with fitted wardrobe and window to rear aspect.

**Bathroom** Fitted with a WC, wash basin and panelled bath with shower over and window to front aspect.

**Second Floor Landing** With skylight to rear and doors to...

**Bedroom Four** 3.43m x 3.48m (11' 3" x 11' 5") (some restricted head height) with skylights to front and rear and eaves storage.

**Bedroom Five** 3.43m x 3.46m (11' 3" x 11' 4")  
(some areas of restricted head height) with skylight windows to front and rear and eaves storage and a built-in cupboard.

**Outside** To the front is a driveway providing parking and the oil-tank. The rear garden has a decking area, well-stocked beds, a shed and a gate to the field beyond. There is an additional allocated space in the parking area opposite the house.

**Agents Note** Suffolk Drive is a private road and is subject to a charge for maintenance of the road, communal grass areas and street lights, (ranges between £167-200 per quarter). As a result the council tax is lower (Band B), than it would otherwise be. A right of way across the rear exists for others to access gardens, and the owner of the house has a right to use the area between the rear fence and the field for agricultural purposes.



## THE PROPERTY & LOCATION

A very-well presented home offering well-proportioned accommodation over three floors comprising; an entrance hall, utility room, shower room, kitchen/diner, living room, five double bedrooms, family bathroom and plenty of built-in storage! There's a driveway, oil-fired central heating, double-glazed windows and superb field views beyond the rear garden.

Rendlesham is situated approximately six miles from the riverside town of Woodbridge and offers a good level of amenities including a convenience store, 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Suffolk Drive, Rendlesham, IP12 2TN

Council Tax Banding : B

Service Charge: 185 pq

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