



Knight Road, Rendlesham Woodbridge IP12 2GR

welcome to

Knight Road, Rendlesham Woodbridge

Offered for sale with no onward chain is this spacious, five bedroom, detached family home, situated in a quiet cu-de-sac and benefitting from a double garage and ample driveway parking.



Entrance Porch

Storage cupboard, double glazed window to the front, porcelain tiled floor, double doors leading through to the...

Hallway

Porcelain tiled floor, stairs to first floor, doors leading to...

Lounge

22' x 15' 1" (6.71m x 4.60m)

Double glazed window to the front, feature fireplace, radiator, double doors leading through to the...

Conservatory

17' 1" x 14' 1" (5.21m x 4.29m)

Double glazed windows to rear and side, double glazed patio doors to the rear.

Kitchen

15' 5" x 12' 4" (4.70m x 3.76m)

Double glazed windows to both sides, a range of wall and base mounted units with worktop over and tiled splashback, drainer sink with mixer tap, hob with extractor fan over, built-in oven, space for white goods, radiator, porcelain tiled floor, door leading through to the...

Utility Room

7' 10" x 6' 11" (2.39m x 2.11m)

Double glazed patio door to the side, drainer sink with mixer tap, space for white goods, base level units, storage cupboard.

Dining Room

13' 9" x 9' 10" (4.19m x 3.00m)

Off the hallway. Double glazed windows to the side and rear, radiator.

Reception Room

12' 6" x 9' 10" (3.81m x 3.00m)

Double glazed window to front, radiator.

Office Space

8' 6" x 8' 2" (2.59m x 2.49m)

With double glazed window to the front.

First Floor Landing

Galleried landing with double glazed window to the rear, 2 radiators, storage cupboard. Doors to...

Master Bedroom

15' 7" x 14' 9" (4.75m x 4.50m)

Commencing with a dressing area and built-in wardrobes, 2 double glazed windows to the side, door leading to the...

En-Suite

Fitted with a suite comprising panelled bath, single shower unit, his & hers wash hand basins, low level WC. Double glazed window to the rear.

Bedroom Two

16' 1" x 9' 6" (4.90m x 2.90m)

Two double glazed windows to the front, radiator, door leading to the...

En-Suite

With suite comprising single shower unit, low level WC, pedestal wash hand basin, tiled walls and floor.

Bedroom Three

12' 10" x 7' 10" (3.91m x 2.39m)

Double glazed window to the rear, built-in wardrobe, radiator.

Bedroom Four

9' 6" x 8' 10" (2.90m x 2.69m)

Double glazed window to the front, built-in wardrobe, radiator.

Bedroom Five

9' 6" x 7' 7" (2.90m x 2.31m)

Double glazed window to the front, built-in wardrobes, radiator.

Family Bathroom

Obscure double glazed window to the front. Fitted with a suite comprising panelled bath, single shower unit, low level WC, pedestal wash hand basin, tiled walls and floor.

Outside Front

To the front of the property there is driveway parking leading to the...

Double Garage

Rear Garden

Commencing with a patio area, the garden is mainly laid to lawn, with mature shrub borders. Shed to remain.



view this property online williamhbrown.co.uk/Property/WBG109452



welcome to

Knight Road, Rendlesham Woodbridge

- Spacious Detached Family Home
- Quiet Cul-De-Sac Location
- Kitchen & Separate Utility Room
- Two En-Suites & Family Bathroom
- Conservatory

Tenure: Freehold EPC Rating: C

Council Tax Band: F

£600,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WBG109452



Property Ref:
WBG109452 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01394 380280



Woodbridge@williamhbrown.co.uk



16 Church Street, WOODBRIDGE, Suffolk,
IP12 1DH



williamhbrown.co.uk