

17 Suffolk Drive, Rendlesham, Woodbridge, IP12 2TN



Freehold

Guide Price

£325,000

Subject to contract

4 bedrooms,
2 reception rooms
and 2 bathrooms



Some details

General information

With exceptional views out towards the countryside, this four bedroom family home offers spacious living accommodation in a wonderful village location.

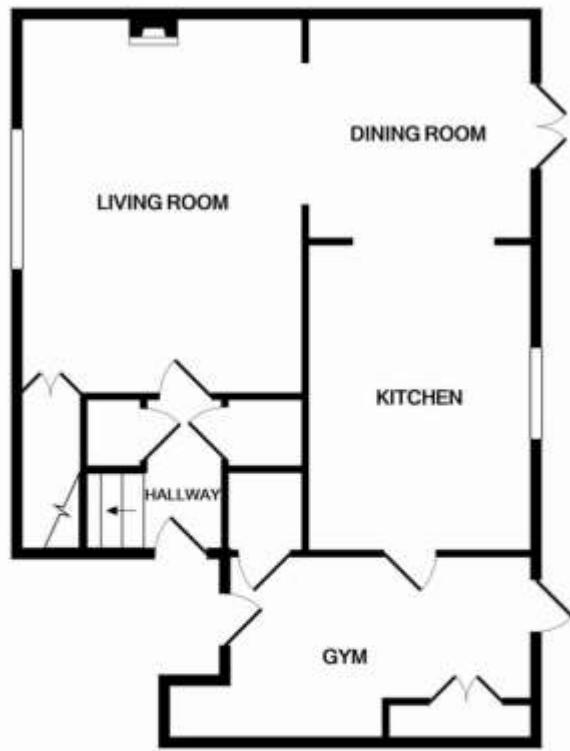
The house is entered via a large covered porch that leads to the front door. As you enter the property you are greeted by a bright open hallway with stairs leading to the first floor and two spacious storage cupboards. The living room is a bright open room with a window to the front aspect overlooking the front garden and features a wood burner with a black marble hearth. There is also an under stairs storage cupboard that runs the width of the stairs and is accessed from the living room, providing a deep storage area. The dining room is accessed via an archway from the living room and provides a lovely free-flowing layout with double doors onto the patio and rear garden. Just off the dining room is the kitchen which has a window to the rear aspect, providing views over the garden and field beyond. The kitchen has been fitted with a variety of eye level and base units with worktops over and an inset sink and drainer. There is also a separate filtered pure water tap for drinking water. There is an electric oven with hob and extractor fan over and space under the counter for a washing machine, tumble dryer, dishwasher, and a fridge. Finally, on the ground floor is a spare room which is currently being used as a gym. This room can be accessed from the kitchen, the rear garden or from the front porch of the property. It also benefits from further storage.

The first floor accommodation comprises of four double bedrooms, an ensuite and the main bathroom. The landing is a spacious and bright area with a window to the front aspect. Bedrooms one and three overlook the rear garden and bedroom three features sliding wardrobes and bedroom one benefits from an ensuite which has been fitted with a low level wc, wash hand basin and a shower cubicle. Bedrooms two and four both look over the front garden and also benefit from built in wardrobes. The main bathroom has been modernised and updated to fit a walk in shower cubicle, a bath, a low level wc, a wash hand basin and a towel radiator.

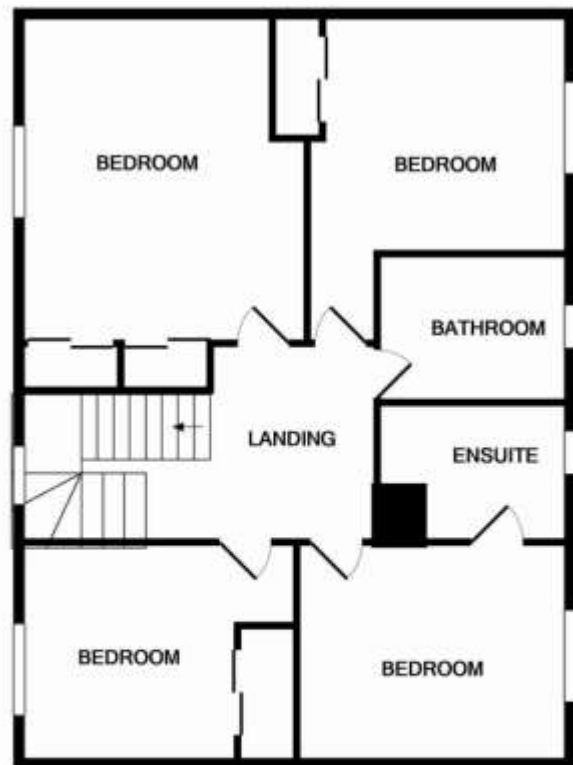
There is a loft access from the landing, which is fitted with a ladder and power and lighting and provides excellent storage space.



This exceptionally sized four bedroom semi-detached home offers great living accommodation.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Key Features:

- Exceptionally spacious family home near Rendlesham Forest
- Abundant storage space
- Great onward potential, with space to extend (stp)
- Countryside views, with a large garden backing onto farmland





Hallway

Living room

16' 6" x 12' 4" (5.03m x 3.76m)

Dining room

10' 1" x 9' 6" (3.07m x 2.9m)

Kitchen

13' 6" x 10' 7" (4.11m x 3.23m)

GYM

11' 3" x 8' 1" (3.43m x 2.46m)

Bedroom one

11' 9" x 9' 8" (3.58m x 2.95m)

Bedroom two

14' 6" x 12' 6" (4.42m x 3.81m)

Bedroom three

10' 3" x 10' 3" (3.12m x 3.12m)

Bedroom four

11' 9" x 9' 9" (3.58m x 2.97m)

Ensuite

8' 6" x 6' 6" (2.59m x 1.98m)

Bathroom

8' 2" x 6' 1" (2.49m x 1.85m)



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Particulars for 17 Suffolk Drive, Rendlesham, Woodbridge, IP12 2TN

The outside

The rear garden is securely fenced and is also mostly laid to lawn with a hardstanding patio area. There are a variety of mature shrubs, bushes and trees and the garden enjoys far reaching views over the field beyond. To the far left of the garden is a fire pit, with space for outdoor seating, there is also a feature pond with mini water fountain, next to this is the willow den and finally a vegetable patch, which has a low level fence with a gate for access. At the rear of the garage is an outbuilding measuring 10' in length, providing a great external storage space.

Location

Rendlesham is an attractive village located only a short drive from Woodbridge with many local amenities and attractions including boutique shops and restaurants. Rendlesham village itself has a convenience store, a hairdressers, a public house, takeaway restaurants, a dentist and primary school and offers convenient access to Rendlesham Forest and the Suffolk Heritage Coast.

Important information

Council Tax Band - C

Services - We understand that mains water, drainage, and electricity are connected to the property. There is oil fired central heating.

Tenure - Freehold

EPC rating – tbc

Suffolk Drive is a private road and there is a service charge for the upkeep and use of this road. The last payment made was £226.88 for the period 01.10.21 - 31.03.22.

Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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Viewing

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Directions

From our Woodbridge office, proceed along Quayside onto Lime Kiln Quay Road and turn right at the traffic lights onto the Thoroughfare. Proceed along Melton Hill until you reach the crossroads and turn right onto the A1152. Proceed along this road until you reach the roundabout and take the first exit continuing along the A1152. Follow this road along and take the left hand turn to remain on the A1152 and proceed through the village of Eyke. As you approach the village of Rendlesham, take the second left onto Acer Road, then the first left onto Avocet Mews and then the next left onto Suffolk Drive. Continue down this road where the property can be found further along on the left hand side.

To find out more or book a viewing

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