



CORNERSTONE  
RESIDENTIAL ESTATE AGENTS

FOUNTAIN ROAD, RENDLESHAM, IP12 2UF

TENURE : FREEHOLD

GUIDE PRICE £340,000

CR-EA.CO.UK

01394 547000

42 MARKET HILL, WOODBRIDGE, IP12 4LU

# THE ACCOMMODATION



## Entrance Hall

With stairs off to the first floor, understairs storage cupboard, and doors to...

## Study Area *1.81m x 1.62m (5' 11" x 5' 4")*

Formed from the original external cupboard, this useful area offers space for a variety of uses.

## Cloakroom

Fitted with a WC and wash basin and window to side aspect.

## Living Area *5.22m x 3.79m (17' 2" x 12' 5")*

A good-sized lounge with wood-burner, window to front aspect and open to the...

## Dining Area *3.69m x 2.76m (12' 1" x 9' 1")*

With window to rear aspect and door to...

## Kitchen *5.34m x 3.70m (17' 6" x 12' 2")*

(maximum measurements provided) A large kitchen fitted with a range of contemporary wall and base units with wooden work surfaces over, built-in electric oven, hob and cooker hood, inset sink/drain unit, water softener, plumbing for washing machine and dishwasher, window to rear aspect and sliding patio doors giving access to the rear garden.

## First Floor Landing

With large storage cupboard, airing cupboard, and doors to...

## Bedroom One *3.56m x 3.53m (11' 8" x 11' 7")*

A large double bedroom with built-in double wardrobe, window to rear aspect and door to...

## En-Suite

Fitted with a shower enclosure, etc and wash basin with storage cupboard and window to rear aspect.

## Bedroom Two *4.28m x 3.23m (14' 1" x 10' 7")*

Another large double room with built-in wardrobe and window to front aspect.

## Bedroom Three

(Maximum measurements provided) With built-in wardrobe and window to front aspect.

## Bathroom

Fitted with a three-piece suite comprising a WC, wash basin and panelled bath with shower over, and window to rear aspect.

## Outside

To the front of the property is a hardstanding driveway providing off road parking and a shingled area. There's a side gate leading to the rear garden which has a patio area, lawn, planting beds, and a large summerhouse.



# THE PROPERTY & LOCATION

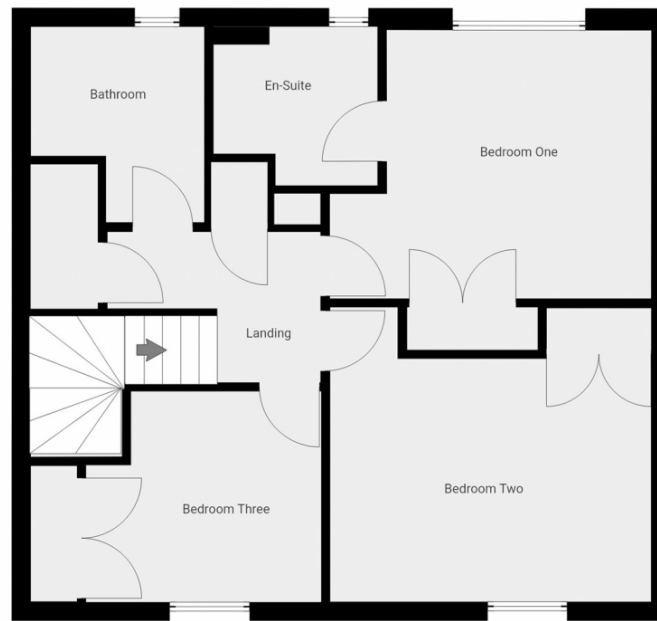
A spacious detached family home situated on the popular Rendlesham development some six miles from Woodbridge. The property is well presented throughout and comprises an entrance hall, cloakroom, living and dining room, kitchen, three bedrooms, en-suite and family bathroom. There's electric heating, off road parking and no onward chain.

Situated on the popular Rendlesham development some 6 miles from Woodbridge with Aldeburgh and the Heritage Coast in the other direction, the Village has grown and matured with a great sense of community. The centre has a convenience store, vets, hairdressers, bar, numerous play areas, a primary school rated Good by Ofsted, and a doctor's surgery and NHS dental practice.



TO ARRANGE A VIEWING OF THIS PROPERTY OR  
TO SEE HOW WE CAN HELP YOU MOVE CALL US ON 01394 547000

While we try to be as accurate as possible with our floorplans, they are intended as a guide only and therefore should not be relied upon



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		81
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	60	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Rendlesham, IP12

- Detached Family Home
- Open Plan Living & Dining Area
- Good-sized Garden
- Electric Heating
- Three Bedrooms
- Generously Proportioned Kitchen
- Double Glazed Windows
- Off Road Parking

EAST SUFFOLK - Council Tax Banding : B



42 MARKET HILL, WOODBRIDGE, SUFFOLK, IP12 4LU  
 T:01394 547000 E:WOODBRIDGE@CR-EA.CO.UK W:CR-EA.CO.UK  
 CORNERSTONE RESIDENTIAL LTD IS A REGISTERED COMPANY IN ENGLAND & WALES  
 REGISTERED NUMBER: 9421778  
 REGISTERED OFFICE: 42 MARKET HILL, WOODBRIDGE, IP12 4LU