



CORNERSTONE  
RESIDENTIAL ESTATE AGENTS

CHESTNUT CLOSE, RENDLESHAM, IP12 2UW

TENURE : FREEHOLD

GUIDE PRICE £250,000

CR-EA.CO.UK

01394 547000

42 MARKET HILL, WOODBRIDGE, IP12 4LU

# THE ACCOMMODATION



## Entrance Hall

UVPC side entrance door, stairs to first floor and doors to...

## Cloakroom

Double glazed window to side, refitted suite with close coupled wc and sink unit.

## Living Room 4.29m x 3.71m (14' 1" x 12' 2")

A generously proportioned living room with double glazed window to front, and built in storage cupboard .



## Kitchen Area 3.96m x 3.13m (13' x 10' 3")

An open plan Kitchen/Dining area with two distinct areas... The fitted kitchen comprises wall and base units, inset sink and drainer, integral appliances including Neff oven and hob with filter hood over, fridge/freezer, dishwasher and washing machine. Window to rear aspect and open to the...

## Dining Area 3.96m x 2.70m (13' x 8' 10")

Plenty of space for a dining table and double-glazed doors overlooking and giving access to the rear garden.



## First Floor Landing

Double glazed window to side, large walk-in storage cupboard, built in airing cupboard and doors to...

## Bedroom One 4.08m x 3.72m (13' 5" x 12' 2")

A light and spacious room with double-glazed window to the front and large built-in double wardrobe.

## Bedroom Two 3.45m x 3.43m (11' 4" x 11' 3")

Another light and spacious room with double glazed window to the rear and large built in double wardrobe

## Bathroom

Double Glazed window to side, panelled bath with shower attachment, pedestal wash hand basin, low level wc, heated towel rail and built-in storage cupboard.

## Outside

The front of the property has a grassed area with hedge border and a long driveway (shared at the beginning of the drive before splitting off to the neighbours) providing parking for several vehicles. There is a large built in external storage cupboard on the side of the house and a shipping container with power connected. The rear garden has a patio and lawn with beds and borders and large wooden shed.

# THE PROPERTY & LOCATION

A spacious two bedroom semi-detached home in a cul-de-sac position within Rendlesham. Accommodation includes two double bedrooms, living room, kitchen/diner, UVPC double glazing, solar panels, plenty of built-in storage, garden, and generous driveway.

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 into 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  
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>		88
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	69	
(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: Chestnut Close, Rendlesham, IP12 2UW

- **Spacious Two Bedroom Semi-Detached • Cul-De-Sac Position Home**
- **Lounge & Kitchen/Diner**
- **Solar Panels**
- **Double Glazed Windows**
- **Off Road Parking**



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