



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

ASHTON CLOSE, RENDLESHAM, IP12 2GS

TENURE : FREEHOLD

GUIDE PRICE £575,000

CR-EA.CO.UK

01394 547000

42 MARKET HILL, WOODBRIDGE, IP12 4LU

THE ACCOMMODATION



Entrance Hall

A spacious hallway with stairs off to the first floor, and doors to...

Cloakroom

Fitted with wash basin and WC.

Living Room 6.34m x 4.07m (20' 10" x 13' 4")

(Measurement in to bay window) A generously proportioned living room with inset multi-fuel stove.

Study 3.91m x 2.40m (12' 10" x 7' 10")

A flexible space with window to front aspect.

Kitchen/Diner 7.76m x 4.48m (25' 6" x 14' 8")

A very spacious family-oriented space with plenty of space for dining and a large kitchen comprising wall and base units, with work surfaces over, an island unit, built-in electric double oven, gas hob and cooker hood, integrated fridge/freezer and dishwasher, understairs storage cupboard, and doors to the music room and the...

Utility Room 2.14m x 1.86m (7' x 6' 1")

With base units and work surfaces, inset sink/drain unit and plumbing for washing machine.

Music Room 4.07m x 3.24m (13' 4" x 10' 8")

Another flexible space that could be utilised as a formal dining room, with double doors and windows overlooking and giving access to the rear garden.

First Floor Landing

With windows to front aspect, airing cupboard and doors to...



Bedroom One & En-Suite 4.11m x 4.05m (13' 6" x 13' 3")

(Measurement of bedroom only - excluding wardrobes) A large bedroom overlooking the rear garden with built-in sliding mirror-fronted wardrobes. The En-Suite has a bath, shower enclosure, wc and wash basin.

Bedroom Two & En-Suite 3.46m x 3.32m (11' 4" x 10' 11")

(Measurement of Bedroom only) Another good double with window to rear and En-Suite with shower, wc and wash basin.

Bedroom Three 3.26m x 3.18m (10' 8" x 10' 5")

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

Bedroom Four 3.29m x 2.57m (10' 10" x 8' 5")

A fourth double bedroom with window to front aspect and built-in double wardrobe.

Bedroom Five 3.86m x 2.00m (12' 8" x 6' 7")

With window to rear aspect.

Family Bathroom

Fitted with a bath, shower enclosure, wc and wash basin with window to side aspect.

Outside

To the front of the property is an open garden laid to shingle and planting beds. a path leads to the front door and a driveway to the side provides off-road parking for several cars and access to the double garage which has two up-and-over doors and power and light connected. The rear garden has a generous patio, lawn and planting beds.

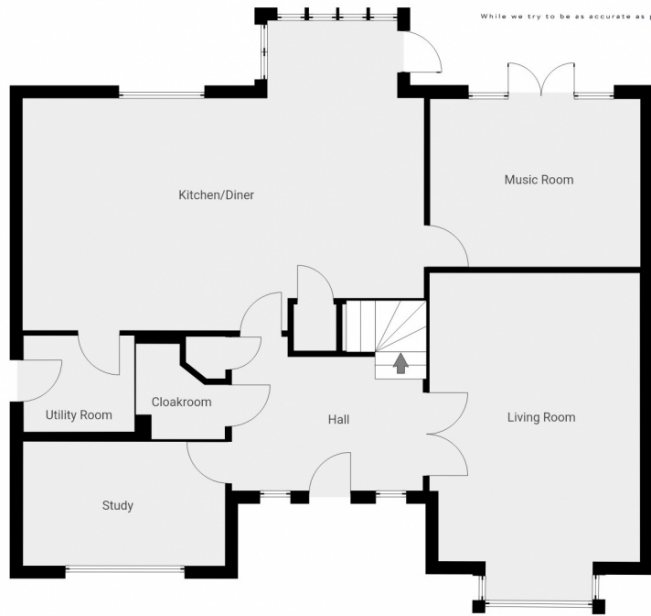
THE PROPERTY & LOCATION

A substantial modern detached home in a cul-de-sac within the popular village of Rendlesham offering fantastic accommodation comprising three reception rooms, a very large kitchen/diner, five bedrooms, three bath/shower rooms and a double garage. The property also benefits from a double garage, gas central heating, double-glazed windows, and solar panels.

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 and there are numerous play areas, plus a primary school rated Good by Ofsted and a doctor's surgery and NHS dental practice.



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- Five Bedroom Detached House
- Large Kitchen/Diner
- Double Garage
- Solar Panels With Battery Storage
- Three Reception Rooms
- Three Bath/Shower Rooms
- Gas Central Heating & D/G Windows
- Cul-De-Sac Position

East Suffolk Council Tax Banding : E

Agents Note

The property has solar panels fitted and has battery storage to maximise the benefit. The current owner has also had full fibre broadband connected.



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