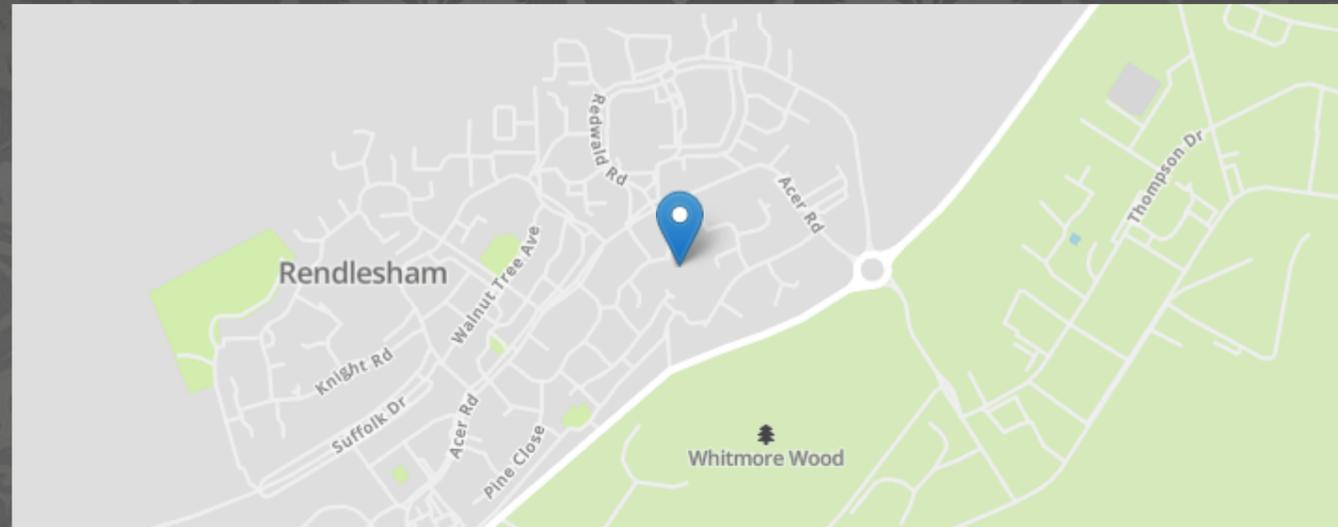


Crooked Creek Road, Rendlesham, Woodbridge



MARKS & MANN



- ***** NO ONWARD CHAIN *****
- **KITCHEN OVERLOOKING THE GARDEN**
- **DOWNSTAIRS CLOAKROOM AND FAMILY BATHROOM**
- **PRIVATE REAR GARDEN**
- **SOLAR PANELS**
- **THREE BEDROOM FAMILY HOME**
- **SITTING/DINING ROOM WITH FRENCH DOORS TO THE GARDEN**
- **EN-SUITE SHOWER ROOM TO BEDROOM ONE**
- **GARAGE/STUDIO/WORKSHOP**
- **CLOSE TO LOCAL SCHOOLS, SHOPS AND AMENITIES AND EASY ACCESS TO A12**



Crooked Creek Road, Rendlesham, Woodbridge

*** NO ONWARD CHAIN ***

Situated in a CUL-DE-SAC position, in popular RENDLESHAM VILLAGE, is this THREE BEDROOM FAMILY HOME with LANDSCAPED rear GARDEN, GARAGE, PARKING and SOLAR PANELS. Accommodation comprises entrance hall, kitchen, SITTING/DINING ROOM and downstairs cloakroom, with three bedrooms, with an EN-SUITE SHOWER ROOM to bedroom one, and a family bathroom. An early viewing is strongly advised to avoid disappointment.

MARKS & MANN

7 The Square, Martlesham Heath, Ipswich, Suffolk, IP5 3SL.

01473 396 007

contactipswich@marksandmann.co.uk

Website www.marksandmann.co.uk

£280,000

Crooked Creek Road, Rendlesham, Woodbridge

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Entrance hall

Stairs to first floor, understairs storage cupboard and doors to the kitchen, sitting/dining room and downstairs cloakroom.

Downstairs cloakroom

Window to front, wash hand basin and WC.

Kitchen

3.83m (max) x 2.65m (max) (12' 7" (max) x 8' 8" (max))
Window to rear, overlooking the garden, range of matching base and eye level units with worktops over, sink, built-under oven with hob and extractor over, breakfast bar with space for two seats, space for a fridge/freezer and space and plumbing for a washing machine and dishwasher.

Sitting/dining room

5.88m x 3.33m (19' 3" x 10' 11")
Dual aspect room with window to front and French doors to rear, overlooking and leading into the garden. Space for a family dining table and a comfy sofa/seating area.

First floor landing

Access to the airing cupboard and loft hatch, with doors to all three bedrooms and the family bathroom.

Bedroom one

3.43m x 2.69m (11' 3" x 8' 10")
Window to front, double fitted sliding door wardrobe and door to:

En-suite shower room

Shower cubicle, hand wash basin and WC.

Bedroom two

3.84m (max) x 2.69m (max) (12' 7" (max) x 8' 10" (max))
Window to rear, overlooking the garden.

Bedroom three

3.44m x 2.40m (max) (11' 3" x 7' 10" (max))
Window to rear, overlooking the garden.

Family bathroom

Window to front, panel enclosed bath, hand wash basin and WC.

Outside

The front of the property has been laid to low maintenance decorative stones, with a path leading to the front door. A driveway provides off road parking, leading to the attached garage, with 'up and over' door, power and light connected.

There is a generous sized patio area to the immediate rear of the property, ideal for alfresco dining and outdoor entertaining with the remainder mainly laid to lawn. A path leads to the rear of the garden, with flower, plant and shrub borders, enclosed by wooden fencing.

A personnel door gives access to the garage 3.84m x 2.59m (12' 7" x 8' 6") which has been divided into two sections, with a studio/workshop 2.37m x 1.60m (7' 9" x 5' 3") with window overlooking the rear garden to one part, and a door leading to the front part, providing storage, with up and over door, power and lighted connected.

Important information

Tenure - Freehold.
Services - we understand that mains gas, electricity, water and drainage are connected to the property. The property benefits from owned solar panels (no battery).
Council tax band C.
EPC rating C.
Our ref: SM/elr.

Location

The village of Rendlesham benefits from many amenities, a well-regarded primary school, nursery, shop, community centre, dentist and a doctor's surgery. There is a local park and a real strong sense of community.

Highly regarded primary and secondary schools, in both the state and private sectors, are within easy reach, with the popular market town of Woodbridge being nearby, sitting along the River Deben, with an array of local and national shops, boutiques, restaurants and bars.

For the commuter, the A12/A14 are both within easy reach, as is the mainline train station at Ipswich, with a direct link to London Liverpool Street.

For the sporting enthusiasts, there are an abundance of golf courses with fantastic sailing opportunities on the River Deben, with heritage coast being just a short drive away.

Directions

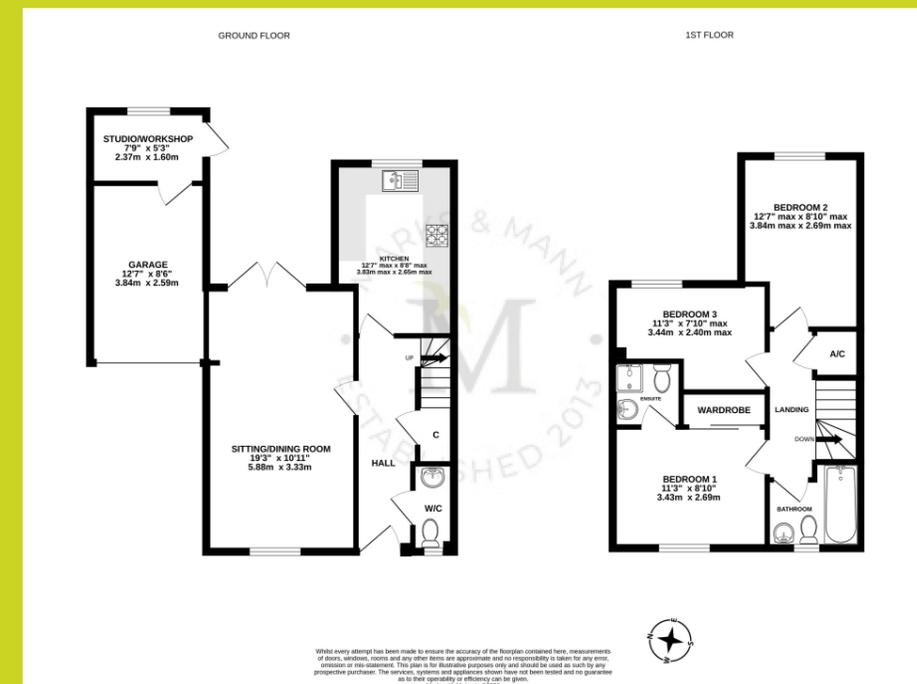
Using a SatNav, please use IP12 2GL as the point of destination.

Disclaimer

In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. No statement in these particulars is to be relied upon as a statement or representation of fact. Any areas, measurements or distances are only approximate. New build properties - the developer may reserve the right to make any alterations up until exchange of contracts.

Anti-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 will be no delay in agreeing the sale.



The above floor plans are not to scale and are shown for indication purposes only.

