



- STUNNING SIX BEDROOM FAMILY HOME
- OVER 3,000 SQ FT
- SITTING ROOM, DINING ROOM AND STUDY
- EN-SUITE SHOWER ROOM TO BEDROOM TWO
- OUTDOOR KITCHEN WITH INTEGRATED BBQ AND TWO FRIDGES
- FULL CCTV CAMERA SYSTEM COVERING WHOLE HOUSE

- HIGH SPECIFICATION THROUGHOUT
- KITCHEN/BREAKFAST ROOM AND SEPARATE UTILITY ROOM
- DRESSING AREA AND EN-SUITE BATHROOM TO BEDROOM ONE
- SOLAR PANELS WITH BATTERY AND EV CHARGER
- DOUBLE GARAGE AND OFF ROAD PARKING

MARKS & MANN



Ashton Close, Rendlesham, Rendlesham, Woodbridge

Rarely available, stunning, high specification, six bedroom family home providing over 3,000 sq ft, with solar panels, batteries and EV charger, located in popular Rendlesham village, private rear garden & outdoor kitchen, double garage and off road parking. Accommodation comprises of a generous entrance hall, kitchen/breakfast room, utility room, sitting room, dining room, study and downstairs cloakroom, with four bedrooms, a dressing area and en-suite bathroom to bedroom one and en-suite shower room to bedroom two, and a family shower room on the first floor with two further bedrooms and shower room on the second floor. An early viewing is strongly advised to appreciate the quality of accommodation on offer.

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£875,000 Offers in Region of

Ashton Close, Rendlesham, Rendlesham, Woodbridge

Entrance hall

Generous entrance hall with window to rear, stairs to first floor with space under and double cloaks cupboard. Doors leading to the kitchen/breakfast room, sitting room, dining room, study and downstairs cloakroom with full Italian lighting scheme, including a bespoke chandelier. The whole of the ground floor accommodation, except for the sitting room, has been laid to beautiful limestone tiles.

Kitchen/breakfast room

4.76m x 4.26m (15' 7" x 14' 0") Window to side, full width Aluminium patio doors, sliding both ways, overlooking and leading into the rear garden. Range of matching base and eye level units with Quartz worktops and splashbacks, sink with Quooker tap providing boiling and sparkling cold water, Fisher & Paykel Range cooker (available by separate negotiation), with Fisher & Paykel extractor hood above, breakfast bar with storage under and space for breakfast/bar stools, double drinks fridge, Fisher & Paykel American style fridge/freezer (available by separate negotiation) and integrated dishwasher. Door to:

Utility room

2.17m x 2.08m (7' 1" x 6' 10" (max) External door to side, giving access to the rear garden and storage cupboard. Range of matching base and eye level units with Quartz worktop and splashback, sink and space for a washing machine and tumble dryer.

Sitting room

6.74m x 5.00m (22' 1" x 16' 5"(max) Double doors lead into the dual aspect sitting room with two windows to front and window and French doors to rear, overlooking and leading into the garden. Space for comfy sofas/seating.

Dining room

5.03m x 3.18m (16' 6" x 10' 5") Two windows to front, room for a large family dining table.

Study

4.00m x 3.48m (13' 1" x 11' 5") Dual aspect room with window to side and rear, overlooking the garden.

Downstairs cloakroom

Window to side, hand wash basin, WC and a designer heated towel radiator.

First floor landing

Window to rear, overlooking the garden, stairs to second floor, double storage cupboard and doors to four bedrooms and the family shower room.

Bedroom one

4.95m x 4.77m (16' 3" x 15' 8") Two windows to side, overlooking the rear garden, open through to:

Dressing area

Window to rear, four fitted double wardrobes, with one housing the airing cupboard, door to:

En-suite bathroom

Window to side, porcelain tiles, freestanding bath with shower attachment, impressive 'his and hers' walk-in shower and hand wash basins, WC and heated towel radiator.

Bedroom two

4.55m x 3.25m (14' 11" x 10' 8") Two windows to front, fitted double wardrobe, door to:

En-suite shower room

Window to front, double shower cubicle, hand wash basin, WC and heated towel radiator.

Bedroom three

4.58m x 3.04m (15' 0" x 10' 0") Two windows to front, fitted double wardrobe.

Bedroom four

3.65m x 2.80m (12' 0" x 9' 2") French doors onto Juliet balcony, overlooking the garden.

Family shower room

Window to rear, marble tiles, large walk-in rainfall shower, hand wash basin, WC and heated towel radiator.

Second floor landing

Window to front and doors to two further bedrooms and the shower room.

Bedroom five

5.27m x 5.02m (17' 3" (max) x 16' 6") Window to front and velux window to rear, fitted double wardrobe, eaves storage, access to loft.

Bedroom six

5.04m x 3.92m (16' 6" x 12' 10") Window to front, velux window to rear, access to loft.

Shower room

Velux window to rear, shower cubicle, hand wash basin, WC and heated towel radiator.

Outside

The front of the property benefits from a low maintenance, landscaped garden with patio, decorative stones, plants and shrubs, enclosed by man made fencing. A resin driveway with decorative border to the side of the property provides off road parking for three vehicles, leading to the double garage, with Hormann sectional electric door, with power and light connected. There is an EV charger which is to remain and a side gate gives access to the rear garden.

The stunning, landscaped rear garden has been laid with porcelain paving, incorporating an outside kitchen with granite worktop, sink with hot water tap, integrated BBQ and two drinks fridges, making an ideal area for alfresco dining and outdoor entertaining. A decked area with pergola houses a sunken hot tub. There is a sunken trampoline, with the remainder mainly laid to artificial lawn with plants, shrubs and mature trees, including a Cedar and Laurel. The garden also benefits from an fitted pressure water (which we understand is to remain) and an outside hot shower tap.

The double garage has been fully converted into a gym with loft access providing storage above. The solar panel inverter and batteries are located here and the gym equipment is available for sale by separate negotiation.

Ashton Close, Rendlesham, Rendlesham, Woodbridge

Directions

Using a SatNav, please use IP12 2GS 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.

Important information

Tenure - Freehold.

Services - we understand that mains gas, electricity, water and drainage are connected to the property and there is a water softener system installed.

The property additionally benefits from a full CCTV system covering the whole house along with a full comprehensive Ajax alarm system. Modern, black aluminium guttering is fitted throughout. There is an external LED lighting scheme to the front and rear of the property, including the driveway lights.

Council tax band G.

EPC rating C.

Our ref: SM/er.

Location

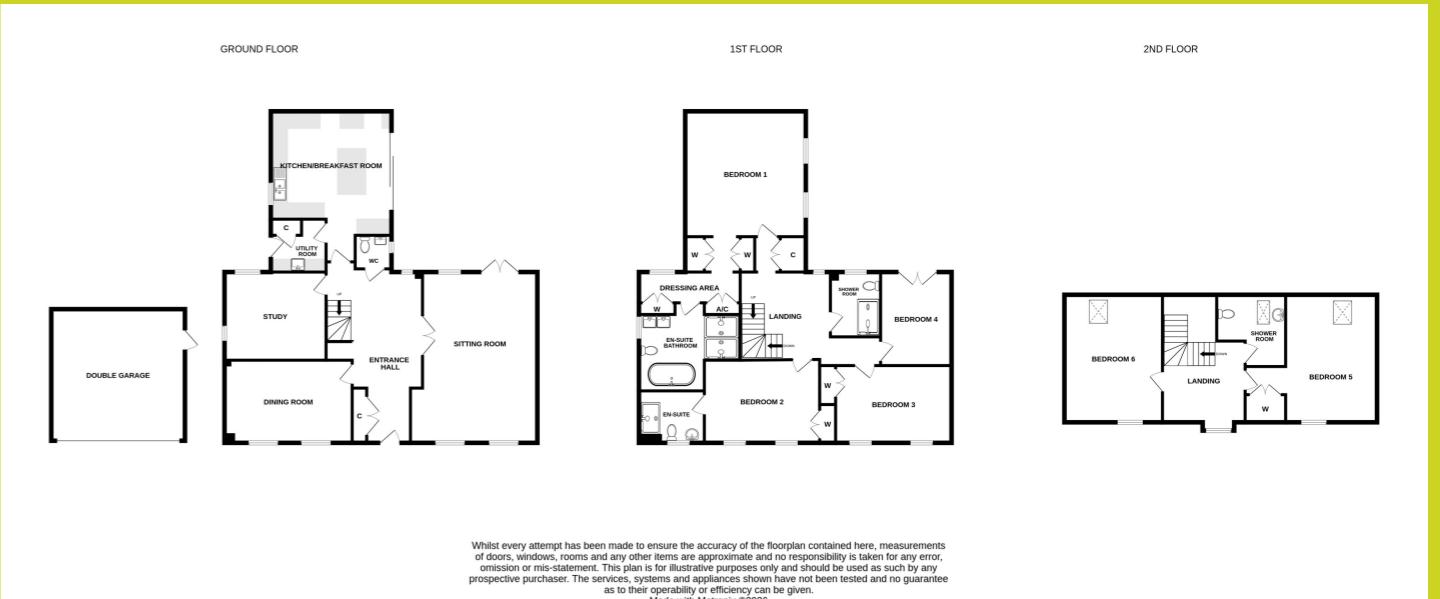
The village of Rendlesham benefits from many amenities, a well-regarded primary school, nursery, shop, community centre, dentist and a doctor's surgery. There is a local park and a real strong sense of community.

Highly regarded primary and secondary schools, in both the state and private sectors, are within easy reach (approx 10 mins drive) at Woodbridge School and Farlingaye High School. Also nearby are St Felix (approx 30 mins drive), Framlingham College (approx 20 mins drive) and Ipswich School (approx 25 mins drive).

The popular market town of Woodbridge is nearby, and sits 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.



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

