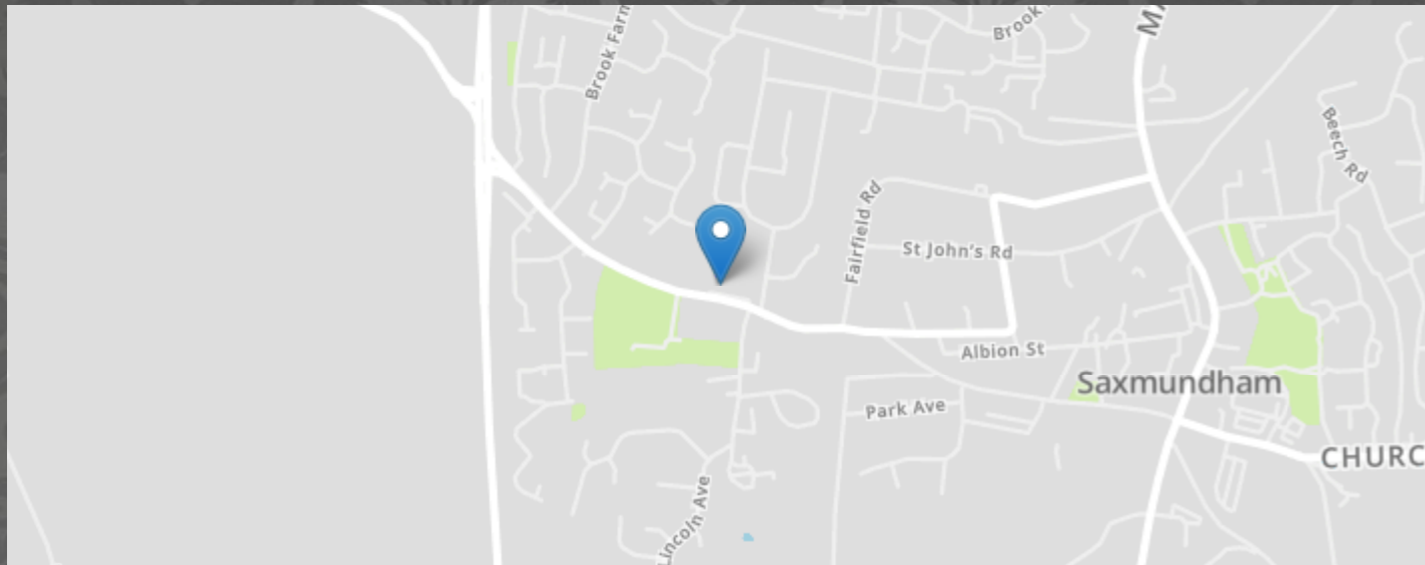


Rendham Road, Saxmundham



MARKS & MANN



- MULTI-GENERATIONAL
- EXTENDED
- NON-ESTATE LOCATION
- FULLY INTEGRATED KITCHEN AND BREAKFAST ROOM

- DOUBLE GARAGE AND OFF ROAD PARKING
- FIVE BED DETACHED PROPERTY
- INTEGRAL DOUBLE GARAGE AND AMPLE OFF-ROAD PARKING
- LANDSCAPED FRONT AND REAR GARDENS

Rendham Road, Saxmundham

Marks and Mann are pleased to present to the market this SPACIOUS FIVE BEDROOM DETACHED family house located a short distance from Saxmundham high street and walking distance of the train station. This extended home provides MULTI-GENERATIONAL LIVING with FIVE BATHROOMS, two large reception areas, landscaped front and rear garden, ample off-road parking and DOUBLE GARAGE, study area, play room and utility room. This beautifully presented home offers character features with timber beams and an incredible OPEN BRICK WOODBURNER.

MARKS & MANN

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£750,000 Guide Price

Rendham Road, Saxmundham

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Entrance Hall

2.52m x 1.61m (8' 3" x 5' 3") Welcoming you into this luxury home, with double glazed windows with dual aspect views of the front garden and plenty of space for storage.

Kitchen

4.61m x 3.73m (15' 1" x 12' 3") Fully fitted kitchen with floor and overhead units, ample quartz worktop space and a breakfast island with storage. The kitchen has a built in pantry cupboard, single sink with quartz drainer, integrated Neff oven and microwave with induction hob and overhead extractor.

Food Preparation Room

1.91m x 3.25m (6' 3" x 10' 8") Travertine flooring, inset spotlights. This room offers the benefit of having further storage within the low level units, worktop space and fitted single oven. This room has a built in storage cupboard and wash basin. Double glazed window.

Play Room

2.61m x 4.18m (8' 7" x 13' 9") Multi-functional room with built in storage, vaulted ceiling with inset spotlights, fitted carpet and neutral décor. Double glazed window to the side. Underfloor heating featured within this cosy room.

Shower Room

Spacious shower room on the ground floor, fitted with a three piece suite to include walk in shower with rainfall shower above, WC and wash basin. Travertine flooring, extractor fan and spotlights.

Dining Room

3.62m x 7.08m (11' 11" x 23' 3") Formal dining room with inset spotlights and room for centre chandelier. The dining room has a double glazed window to the front and double glazed bi-fold doors leading to the patio area at the rear. Travertine flooring providing further luxury to the room and a featured wood-burner stove.

Study

2.62m x 3.55m (8' 7" x 11' 8") A good size study area overlooking the rear garden, this room has fitted carpet and neutral colour décor. Made to measure blind and removable wall shelves.

Utility Room

2.18m x 4.08m (7' 2" x 13' 5") Located to the rear right side of the house, this includes a sink, worktop space, tumble dryer, pull down ironing board, drying rack above radiator and has plumbing for a washing machine. This utility offers ample storage space and has fitted large tiled flooring.

Primary Bedroom

4.49m x 4.90m (14' 9" x 16' 1") Beautifully presented primary bedroom with real oak beams and vaulted ceilings offering a luxurious space. Fitted carpet, wall mounted lights and neutral colour décor. This bedroom has the benefit of having two double built in wardrobes and a good size en-suite to include walk in shower with rainfall shower, WC and wash basin.

Family Room

4.68m x 3.07m (15' 4" x 10' 1") Large family room for multi-generational use, the property has a huge benefit of an upper level reception area leading into the primary and second bedroom. With a large double glazed window offering plenty of natural light, the room has fitted carpet, neutral decor and ceiling light fitting.

Bedroom

3.36m x 3.35m (11' 0" x 11' 0") Well presented with modern decor and exposed beams. Fitted carpet and inset spotlights. The bedroom has a double built in wardrobe and en-suite to include walk in shower with rainfall shower, WC and wash basin.

Bedroom

3.35m x 3.56m (11' 0" x 11' 8") Good size double bedroom with featured wall, this room has fitted carpet and large double glazed window overlooking the rear garden. This bedroom benefits from having a double built in wardrobe and en-suite to include large walk-in shower with rainforest shower head, WC and wash basin.

Bedroom

4.61m x 3.73m (15' 1" x 12' 3") Good size double bedroom with two double built in wardrobes. This bedroom overlooks the front of the property.

Bedroom

2.94m x 3.25m (9' 8" x 10' 8") Double bedroom with views of the rear garden, the bedroom has a double built in wardrobe, double glazed window and feature wall.

Family Bathroom

3.03m x 2.23m (9' 11" x 7' 4") Spacious bathroom to include four piece suite with freestanding rolltop bath with traditional hand held shower attachment, separate corner shower cubicle, WC and pedestal hand wash basin. There is a heated towel rail, tiled walls and floor, extractor fan, inset spotlights, and double glazed window overlooking the rear garden.

Outside

Front; Large shingled driveway with wooden entrance gates and landscaped garden to the side. Driveway to allow for numerous cars to park and a double garage with electric doors. The garden is mostly laid to lawn with boarder shrubs and an established tree. There is outside lighting and a featured lamp post style light.

Rear;

The property offers a very generously sized garden with numerous options for hosting, spending time with family or relaxing on a summers day. There is a large patio area with two awnings, outside power, and outside wall mounted heaters. The garden has plenty of laid to lawn areas, there is a shed which will be left and has power and light connected. Large rustic thatched pavilion on a raised decked base with power and light connected. There is a stunning open brick fireplace and option for seating. The garden is fully enclosed by hedgerow and panel fencing.

Important information

Tenure – Freehold.
Services – We understand that Oil Central Heating, Electricity, Mains Water and Mains Drainage are connected to the property.
Council tax band - E
EPC rating - D

Directions

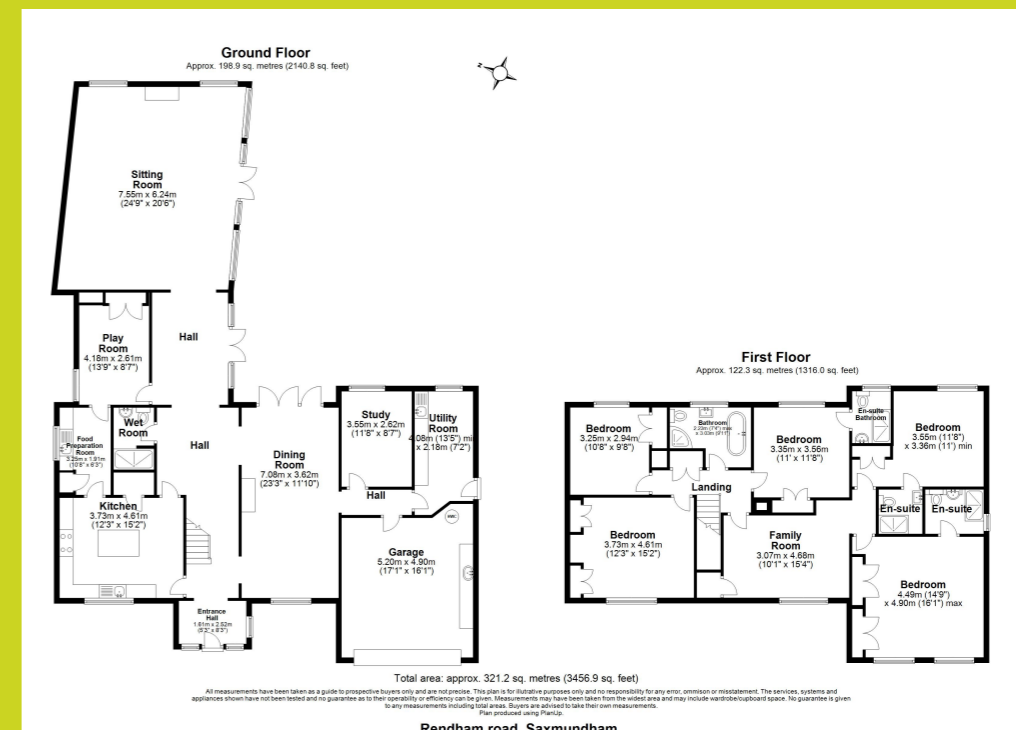
Using a SatNav, please use IP17 1EA as the point of destination.

Disclaimer

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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.

