

Knights Road, Rendlesham, Woodbridge



MARKS & MANN



- POPULAR RENDLESHAM VILLAGE CLOSE TO WOODBRIDGE
- KITCHEN/BREAKFAST ROOM AND SEPARATE UTILITY ROOM
- EN-SUITE SHOWER ROOM TO BEDROOM ONE
- FAMILY BATHROOM AND DOWNSTAIRS CLOAKROOM
- DOUBLE GARAGE AND OFF ROAD PARKING FOR MULTIPLE VEHICLES

- DETACHED FIVE BEDROOM FAMILY HOME
- SITTING ROOM AND SEPARATE DINING ROOM
- 'JACK AND JILL' EN-SUITE TO BEDROOMS TWO AND THREE
- PRIVATE REAR GARDEN
- EV CHARGING PINT



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Located in RENDLESHAM VILLAGE, close to the popular MARKET TOWN of WOODBRIDGE, is this DETACHED FIVE BEDROOM FAMILY HOME with PRIVATE rear GARDEN, DOUBLE GARAGE, EV CHARGER and PARKING for multiple vehicles. Accommodation comprises entrance hall, KITCHEN/BREAKFAST ROOM, separate UTILITY ROOM, dual aspect sitting room, SEPARATE DINING ROOM and downstairs cloakroom, with three bedrooms, with an EN-SUITE SHOWER ROOM to bedroom one, and a family bathroom on the first floor and two further bedrooms with a 'JACK AND JILL' EN-SUITE SHOWER ROOM on the second floor. An internal viewing is strongly advised to appreciate the ACCOMMODATION on OFFER.

£490,000

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Entrance hall

Spacious entrance hall with window and door to front, stairs to first floor and doors to the kitchen/breakfast room, dining room, sitting room and downstairs cloakroom.

Kitchen/breakfast room

4.70m x 4.32m (15' 5" x 14' 2") Window and French doors to rear, overlooking and leading into the garden and door to utility room. Range of matching base and eye level units with worktops over, sink, built-in oven with hob and extractor over, integrated appliances including a fridge/freezer and dishwasher and space for a family dining table.

Utility room

1.96m x 1.76m (6' 5" x 5' 9") Base unit with worktop over, sink and space and plumbing for a washing machine and tumble dryer. Door to under stairs storage cupboard and external door to the rear garden.

Dining room

3.46m x 2.80m (11' 4" x 9' 2") Window to front, space for a family dining table.

Sitting room

6.22m x 3.48m (20' 5" x 11' 5") Dual aspect room with window to front and French doors to rear, overlooking and leading into the garden. Feature fireplace and space for a comfy sofa/seating area.

Downstairs cloakroom

Window to front, hand wash basin and WC.

First floor landing

Window to front, stairs to second floor, access to the airing cupboard and doors to bedrooms one, four, five and the family bathroom.

Bedroom one

6.22m x 3.48m (20' 5" x 11' 5") Window to front, two built-in double wardrobes and door to:

En-suite shower room

Window to rear, shower cubicle, hand wash basin and WC.

Bedroom four

3.18m x 2.80m (10' 5" x 9' 2") Window to rear, overlooking the garden, built-in double wardrobe.

Bedroom five

2.00m x 2.80m (6' 7" x 9' 2") Window to front, built-in storage cupboard.

Family bathroom

1.83m x 3.20m (6' 0" x 10' 6") Window to rear, panel enclosed bath, shower cubicle, hand wash basin and WC.

Second floor landing

Window to front and doors to bedrooms two and three.

Bedroom two

5.15m x 3.48m (16' 11" x 11' 5") Dual aspect room with window to front and two windows to side, full width built-in wardrobes and door to the 'jack and jill' en-suite shower room.

Bedroom three

5.28m x 2.80m (17' 4" x 9' 2") Dual aspect room with window to front and two windows to side, full width built-in wardrobes and door to the 'jack and jill' en-suite shower room.

'Jack and Jill' en-suite shower room

2.88m x 3.28m (9' 5" x 10' 9") Velux window to rear, shower cubicle, two hand wash basins and WC.

Outside

The front garden has plant and shrub borders with a path leading to the front door. A driveway provides off road parking for multiple vehicles, leading to the double garage, with up and over doors, power and light connected. There is an EV Charger, which we understand is to remain, with a side gate giving access to the rear garden.

There is a generous patio to the immediate rear of the property, ideal for alfresco dining and outdoor entertaining, with the remainder mainly laid to lawn, with flower, plant and shrub borders, enclosed by wooden fencing. There is a second patio providing a further seating area. There is a glass greenhouse to the side which we understand is to remain.

Important information

Tenure - Freehold.
Services - we understand that mains gas, electricity, water and drainage are connected to the property.
Council tax band E.
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 (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.

Directions

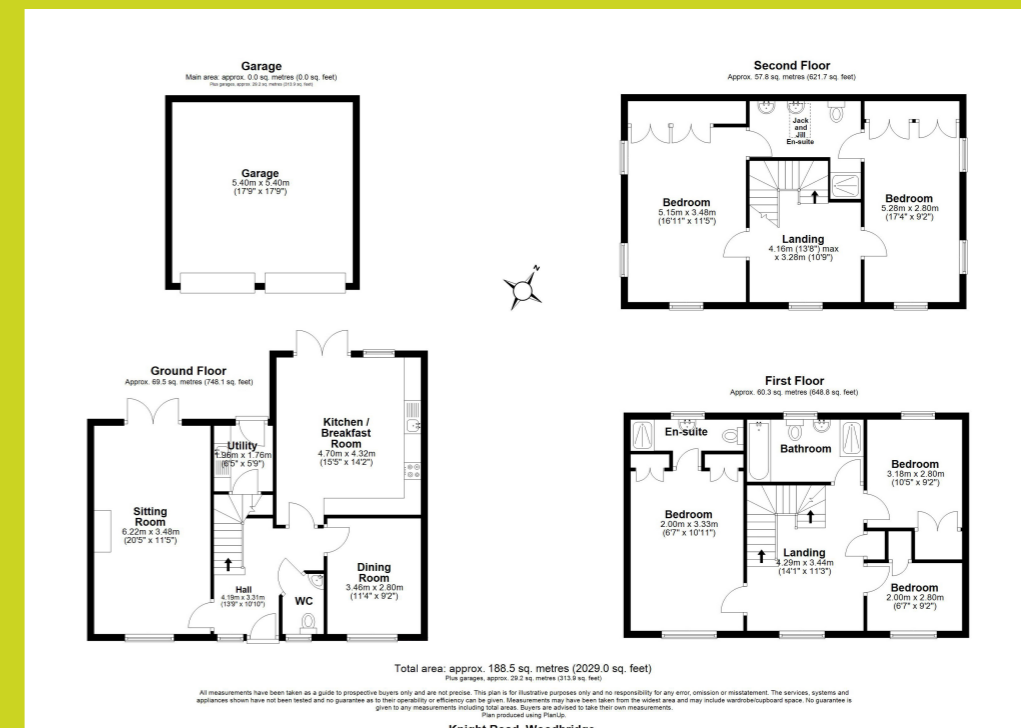
Using a SatNav, please use IP12 2GR as the point of destination.

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.

