

## Hercules Road, Rendlesham, Rendlesham



- IMMACULATELY PRESENTED ACCOMMODATION
- KITCHEN AND UTILITY ROOM
- DRESSING AREA AND EN-SUITE SHOWER ROOM TO BEDROOM ONE
- LANDSCAPED REAR GARDEN
- CLOSE TO LOCAL SCHOOLS, SHOPS, AMENITIES AND BUS ROUTE
- DETACHED, FOUR BEDROOM FAMILY HOME
- SITTING ROOM, DINING ROOM AND STUDY
- FAMILY BATHROOM AND DOWNSTAIRS CLOAKROOM
- DOUBLE GARAGE AND OFF ROAD PARKING FOR MULTIPLE VEHICLES
- EASY ACCESS TO A12

# MARKS & MANN

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# MARKS & MANN



## Hercules Road, Rendlesham, Rendlesham

IMMACULATELY PRESENTED, DETACHED, FOUR BEDROOM FAMILY HOME with LANDSCAPED rear GARDEN, DOUBLE GARAGE and PARKING for multiple vehicles. Accommodation comprises entrance hall, sitting room, STUDY, dining room, kitchen, UTILITY ROOM and downstairs cloakroom, with four bedrooms, with a DRESSING AREA and EN-SUITE to bedroom one, and family bathroom upstairs. An internal viewing is strongly advised to appreciate the QUALITY OF ACCOMMODATION on offer.

**£465,000**



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Entrance hall

Window and door to front, stairs to first floor with under stair storage cupboard and doors to all downstairs accommodation.

Sitting room

5.63m x 3.62m (18' 6" into bay x 11' 11") Bay window to front, wood burning inset stove.

Dining room

4.47m x 3.53m (14' 8" x 11' 7") French doors to rear, overlooking and giving access to the garden.

Study

2.57m x 1.83m (8' 5" x 6' 0") Window to front.

Kitchen

4.51m x 3.78m (14' 10" x 12' 5" max) Window to rear, range of matching base and eye level unts with worktops over, sink, built-in single oven, combination microwave oven, five ring gas hob with extractor over, integrated appliance include a dishwasher & under counter fridge. There is also space for an American style fridge/freezer. Door to:

Utility room

2.25m x 1.50m (7' 5" x 4' 11") Door to rear, giving access to the garden. Range of matching base and eye level units with worktops over, integrated washer dryer.

Downstairs cloakroom

Window to rear, hand wash basin and WC.

Galleried landing

Access to the airing cupboard and doors to all four bedrooms and the family bathroom.

Bedroom one

4.21m x 3.54m (13' 10" x 11' 7") Window to rear, overlooking the garden, door to:

Dressing area

Two built-in wardrobes, door to:

En-suite shower room

Window to side, double shower cubicle, wash hand basin and WC.

Bedroom two

3.65m x 3.22m (12' 0" x 10' 7") Window to front.

Bedroom three

3.19m x 2.64m (10' 6" x 8' 8") Window to rear, overlooking the garden, two double built-in wardrobes.

Bedroom four

3.19m x 2.64m (10' 6" x 8' 8") Window to front.

Family bathroom

Window to rear, panel enclosed bath with shower over, hand wash basin and WC.

Outside

The property benefits from it's own private driveway with off road parking for multiple vehicles, leading to the double garage, with up and over doors, power and light connected. The remainder has been mainly laid to lawn, with a path leading to the front door, enclosed by hedging. A side gate gives access to the rear garden.

The landscaped rear garden has various patio areas, ideal for outdoor entertaining and alfresco dining, with the remainder mainly laid to lawn with plant and shrub borders, enclosed by wooden fencing. A personnel door gives access to the double garage.

Double garage - 5.76m x 5.02m (18' 11" x 16' 6")

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Important information

Tenure - Freehold.  
Services - we understand that mains gas, electricity, water and drainage are connected to the property.  
Council tax band D.  
EPC rating TBC.  
Our ref: SM/elr.

Location

The village of Rendlesham is located approximately five miles from the popular marketing town of Woodbridge. Among its many amenities are a well-regarded primary school, nursery, shop, community centre, dentist and a doctor's surgery, There is a park and a strong sense of community.

Directions

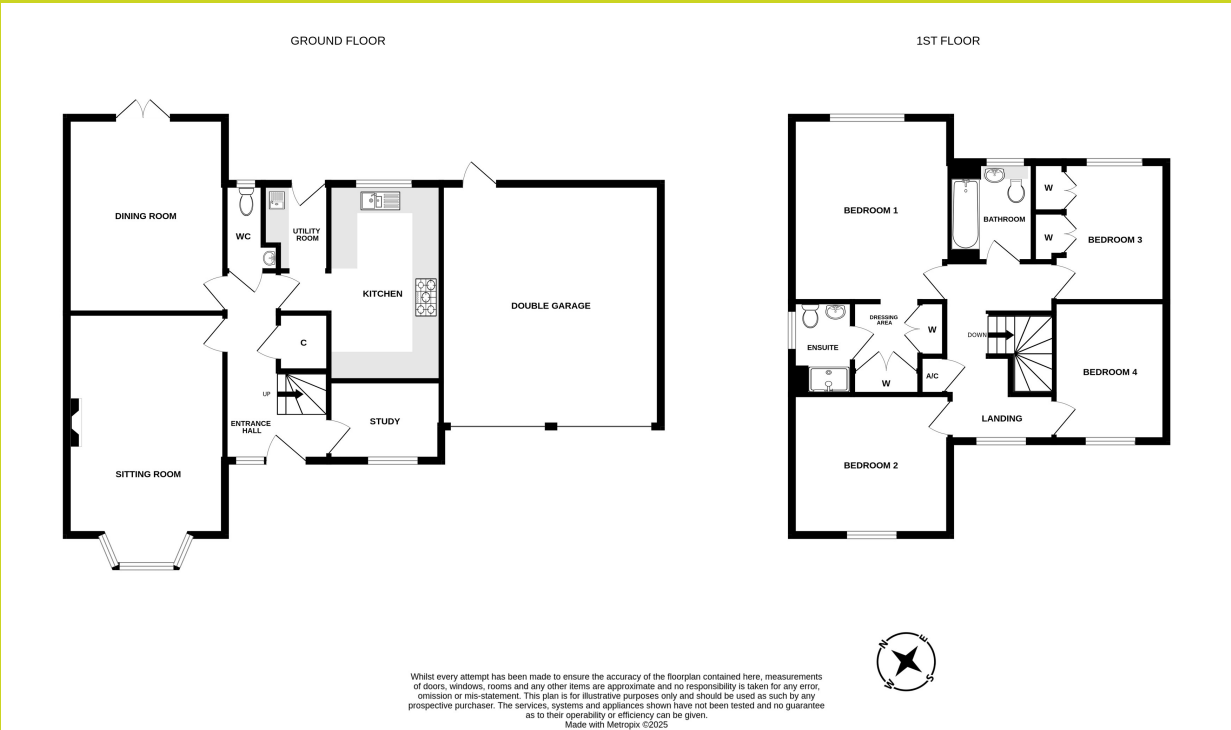
Using a SatNav, please use IP12 2GP as the point of destination.

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.

