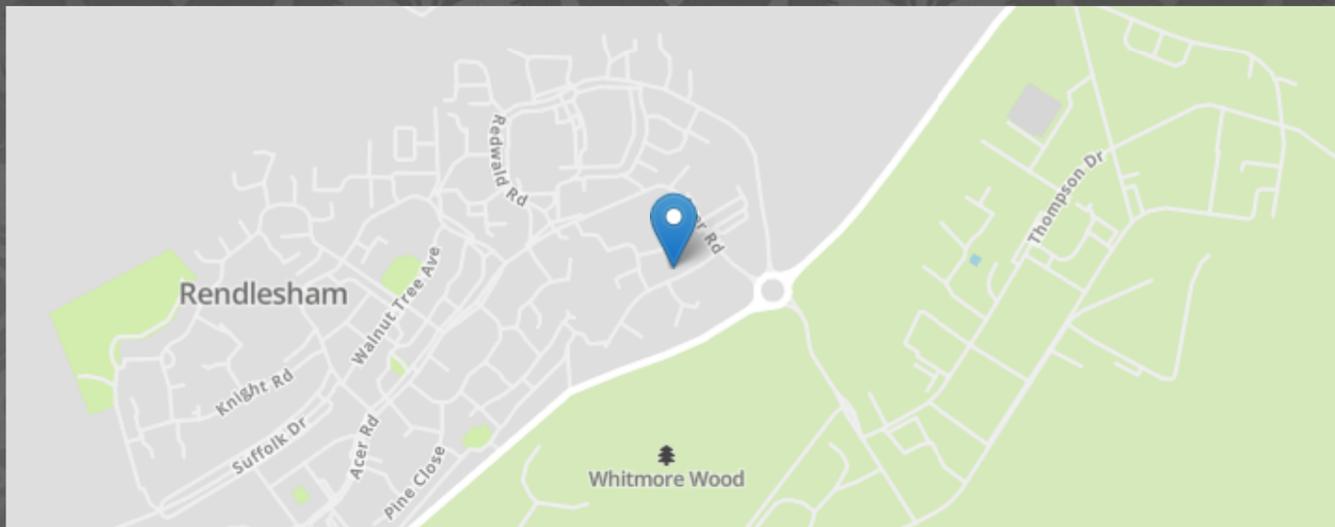


Wacker Field Road, Rendlesham, Rendlesham, Woodbridge



MARKS & MANN



- DETACHED FOUR BEDROOM FAMILY HOME
- KITCHEN/BREAKFAST ROOM AND SEPARATE UTILITY ROOM
- DOWNSTAIRS CLOAKROOM AND FAMILY BATHROOM
- GENEROUS REAR GARDEN
- CLOSE TO THE MARKET TOWN OF WOODBRIDGE
- OPEN-PLAN SITTING/DINING ROOM
- CONSERVATORY
- EN-SUITE BATHROOM TO BEDROOM ONE
- SOLAR PANELS
- EASY ACCESS TO A12

Wacker Field Road, Rendlesham, Rendlesham, Woodbridge

Located in popular RENDLESHAM VILLAGE, close to the MARKET TOWN of WOODBRIDGE, is this DETACHED FOUR BEDROOM FAMILY HOME with SOLAR PANELS, GENEROUS rear GARDEN and off road PARKING. Accommodation comprises storm porch, entrance hall, OPEN-PLAN sitting/dining room, KITCHEN/BREAKFAST ROOM, UTILITY, CONSERVATORY and downstairs cloakroom, with four bedrooms, with an EN-SUITE BATHROOM to bedroom one, and a family bathroom. An internal viewing is highly advised to appreciate the accommodation on offer.

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£425,000

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Storm porch

Leading to:

Entrance hall

Stairs to first floor, large understairs storage cupboard and a further storage/cloaks cupboard, doors to the kitchen/breakfast room and downstairs cloakroom, and open through to:

Sitting room

3.70m x 3.66m (12' 2" x 12' 0")
Window to front, feature wood burning stove, space for a comfy sofa/seating area. Open through to:

Dining room

3.77m x 3.31m (12' 4" x 10' 10")
Space for a family dining table, door to the kitchen/breakfast room and patio doors to rear, leading into:

Conservatory

3.97m x 3.32m (13' 0" x 10' 11")
Windows to all sides and French doors to side, overlooking and giving access to the rear garden.

Kitchen/breakfast room

5.98m (max) x 3.77m (max) (19' 7" (max) x 12' 4" (max))
Dual aspect room with windows to rear and side, with patio doors to the rear, overlooking and giving access to the rear garden. Range of matching base and eye level units with worktops over, sink, built-in oven with hob and extractor over, integrated dishwasher and space for a fridge/freezer and family dining table. Door back to the entrance hall and further door to:

Utility room

Space and plumbing for a washing machine and tumble dryer.

Downstairs cloakroom

Wash hand basin and WC.

First floor landing

Window to front, access to the airing cupboard and doors to all four bedrooms and the family bathroom.

Bedroom one

3.79m x 3.49m (12' 5" x 11' 5")
Window to rear, overlooking the garden, double built-in wardrobe and door to:

En-suite bathroom

Window to side, corner bath with shower over, hand wash basin and WC.

Bedroom two

3.79m (max) x 3.22m (12' 5" (max) x 10' 7")
Window to rear, overlooking the garden, double built-in wardrobe.

Bedroom three

3.65m x 2.71m (12' 0" x 8' 11")
Window to front, double built-in wardrobe.

Bedroom four

3.65m x 2.73m (12' 0" x 8' 11")
Window to front.

Family bathroom

Window to side, built-in storage cupboard, panel enclosed bath with shower over, hand wash basin and WC.

Outside

The front of the property has been mainly laid to lawn with plant and shrub borders, enclosed by a low level hedge, with a path leading to the front door. There is a driveway to the side providing off road parking. A door gives access to the outside storage with a side gate leading to the rear garden.

The generous rear garden has a patio area to the immediate rear of the property, ideal for alfresco dining and outdoor entertaining. The remainder has been mainly laid to lawn, with flower, plant and shrub borders, enclosed by wooden fencing. There is a garden shed, which we understand is to remain.

Important information

Tenure - Freehold.
Services - we understand that mains electricity, water and drainage are connected to the property. The property benefits from solar panels. Heating is via electric heaters.
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.

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.

Directions

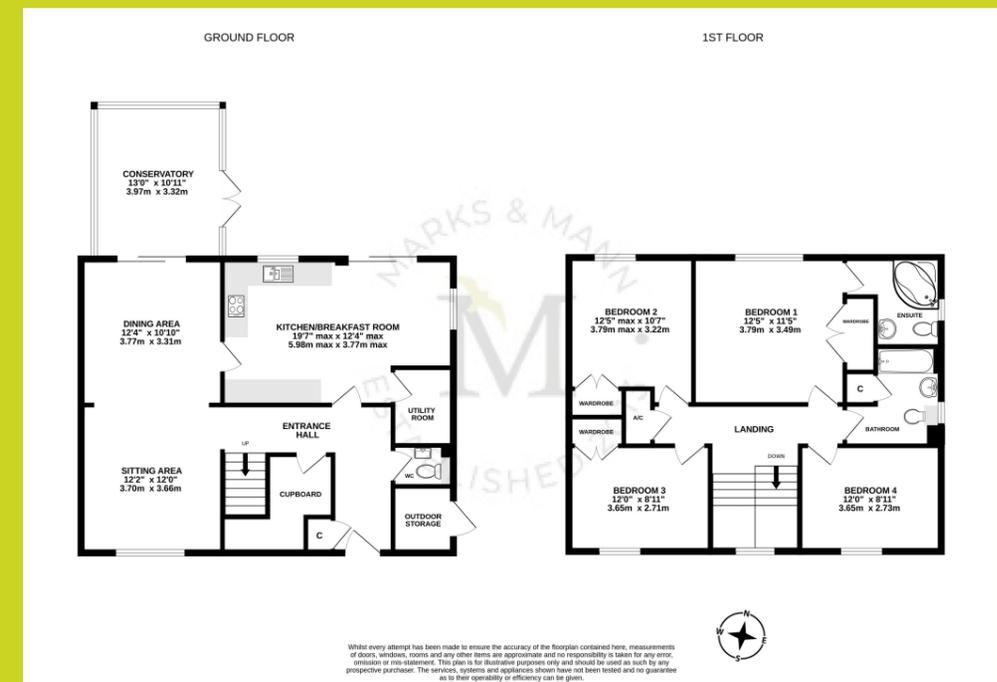
Using a SatNav, please use IP12 2UT as the point of destination.

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.

