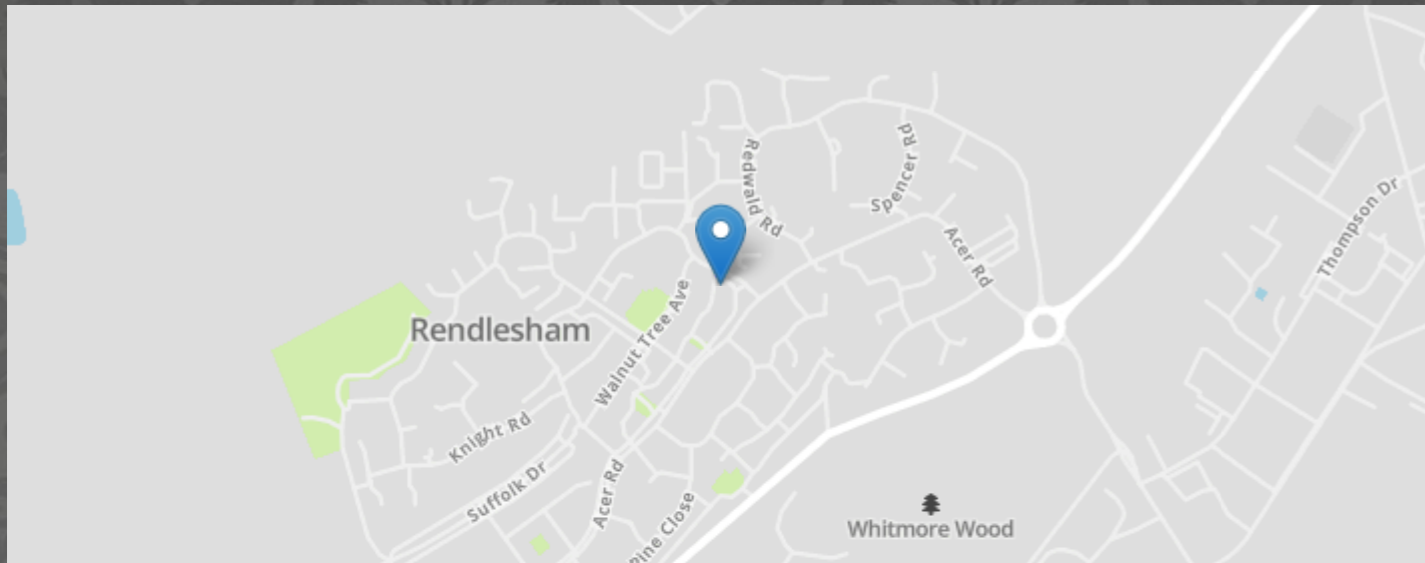


Maple Close, Rendlesham, Woodbridge



- DESIRABLE VILLAGE LOCATION
- EXTENDED
- GAS CENTRAL HEATING & DOUBLE GLAZED UPVC WINDOWS
- GOOD SIZED GARDEN (IN VALUER'S OPINION)
- TWO BEDROOM SEMI DETACHED HOUSE
- OPEN PLAN LIVING & DINING ROOM
- CLOAKROOM
- OFF ROAD CAR PARKING FOR 2 CARS

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MARKS & MANN



Maple Close, Rendlesham, Woodbridge

Built in 2004 is this extended semi-detached family home located in the desirable village of Rendlesham, Woodbridge. The accommodation comprises; entrance hall, cloakroom, kitchen, open plan lounge/dining room, storage cupboard to the ground floor, to the top floor is two double bedrooms and a family bathroom. The property is fully double glazed and benefits from gas central heating & double glazed UPVC windows, Further benefits include; off road parking for two cars & private rear garden. Viewing is highly advised.

The village of Rendlesham is located approximately 5 miles from Woodbridge town centre. Among its many amenities are a well-regarded primary school, a Nursery, a Shop, a Community centre, a Dentist, a Doctor's Surgery, and Two parks, and a strong sense of community. Park Close is located off Fountain Road.

£260,000

Maple Close, Rendlesham, Woodbridge

Entrance Hall

Entrance door, stairs to first floor and doors to...

Cloakroom

Double glazed obscure window to front, vanity hand wash basin & low level w/c.

Kitchen

3.28m x 2.04m (10' 9" x 6' 8") Fitted with a range of modern eye and base level units with laminate work surfaces, stainless steel sink with mixer tap & separate drinking tap, integrated electric double oven and five ring gas hob, space for fridge freezer, Space for washing machine, LVT flooring, spot lights, radiator, double glazed window to front.

Lounge Area

4.44m x 4.23m (14' 7" x 13' 11") Storage cupboard, radiator

Dinning Area

Double glazed french doors and windows to rear, Skylight window, LVT flooring, spot lights, radiator

Bedroom One

3.78m x 2.98m (12' 5" x 9' 9") Double-glazed window to the rear, built in wardrobes, radiator.

Bedroom Two

4.43m x 2.62m (14' 6" x 8' 7") Double-glazed window to the front, built in wardrobe, radiator.

Bathroom

2.25m x 1.88m (7' 5" x 6' 2") Hand wash basin with cupboard below, low level w/c, panel enclosed bath, mixer taps with shower above, heated towel radiator, underfloor heating, tiled floor & walls.

Outside

To the front of the property is a driveway large enough to accommodate at least two cars, (certainly three smaller models), with some shrubs and hedging. The south facing rear garden has a patio area, large lawn with a raised deck at the far end. Mature hedging, shrubs and established trees and fencing give security and privacy.

Important information

We understand that mains gas, electricity, water and drainage are connected to the property.

Council tax band B.

EPC rating D.

School Admissions

To verify the school catchment area contact Suffolk County Council on 0845 600 0981. Purchasing a house in a certain area doesn't automatically guarantee a place at a school within the catchment area.

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.

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.

Maple Close, Rendlesham, Woodbridge



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2024



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	