

Pine Close, Rendlesham, Woodbridge



- *** COMPLETE CHAIN ***
- OPEN-PLAN KITCHEN/DINING/FAMILY ROOM
- SEPARATE STUDY
- EN-SUITE SHOWER ROOM TO BEDROOM ONE
- GARAGE AND OFF ROAD PARKING
- STUNNING DETACHED FOUR BEDROOM FAMILY HOME
- SITTING ROOM AND CONSERVATORY
- DOWNSTAIRS CLOAKROOM AND FAMILY BATHROOM
- FITTED WARDROBES TO THREE BEDROOMS
- CLOSE TO LOCAL SCHOOLS, SHOPS, AMENITIES AND BUS ROUTE

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*** COMPLETE CHAIN ***

Located in popular RENDLESHAM VILLAGE, approximately five miles from the MARKET TOWN of WOODBRIDGE, is this STUNNING FOUR BEDROOM DETACHED FAMILY HOME with PRIVATE GARDEN, GARAGE and off road PARKING. Accommodation comprises sitting room, CONSERVATORY, OPEN-PLAN kitchen/dining/family room, study and downstairs cloakroom, with four bedrooms, with bedroom one having an EN-SUITE SHOWER ROOM, and family bathroom upstairs. An internal viewing is strongly advised to appreciate the QUALITY of ACCOMMODATION on offer.

£425,000 Offers in Excess Of

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Entrance Hall

Stairs to first floor with under stairs cupboard and doors to the downstairs cloakroom, sitting room, study and open-plan kitchen/dining room.

Study

3.45m x 2.13m (11' 4" x 7' 0") Window to front.

Sitting room

4.66m x 3.44m (15' 3" x 11' 3") Two windows and French doors to rear, leading into the conservatory, feature fireplace.

Conservatory

3.91m x 3.86m (12' 10" x 12' 8") Windows and French doors to side, overlooking and giving access to the rear garden.

Kitchen/dining/family room

6.86m x 3.98m (22' 6" x 13' 1") Dual aspect room with windows to front and rear, range of matching base and eye level units with quartz worktops over, butler sink, breakfast bar providing further storage and space for seating/bar stools. There is a fantastic Range cooker with extractor fan over, integrated dishwasher, space for an American style fridge/freezer and space and plumbing for a washing machine.

The dining/family room has space for a family dining table as well as a comfy seating/sofa area.

The room can be accessed from the entrance hall into the kitchen and dining room areas, with an external door onto the driveway.

Downstairs cloakroom

Window to rear, hand wash basin and WC.

First floor landing

Built-in cupboard and doors to all four bedrooms and family bathroom.

Bedroom one

3.49m x 3.38m (11' 5" x 11' 1") Window to front, double fitted wardrobes, door to:

En-suite shower room

Window to front, shower cubicle, hand wash basin with storage under, WC and heated towel radiator.

Bedroom two

4.03m x 3.19m (13' 3" x 10' 6") Window to front, fitted wardrobe.

Bedroom three

3.48m x 2.78m (11' 5" x 9' 1") Window to rear overlooking the garden, fitted wardrobe.

Bedroom four

2.73m x 2.70m (8' 11" x 8' 10") Window to rear overlooking the garden.

Family bathroom

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

Outside

The front of the property has been laid to low maintenance stones with a path leading to the front door and shrub border. A driveway to the side provides off road parking, leading to the garage with up and over door, power and light connected.

The rear garden has a decking area to the immediate rear of the property with a pergola over, making an ideal space for outdoor entertaining, with the remainder mainly laid to lawn with tree and shrub borders. A personnel door gives access to the garage.

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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 market town of Woodbridge. Among its many amenities are a well-regarded primary school, nursery, shop, community centre, dentist and a doctor's surgery, There are two local parks and there is a strong sense of community.

Directions

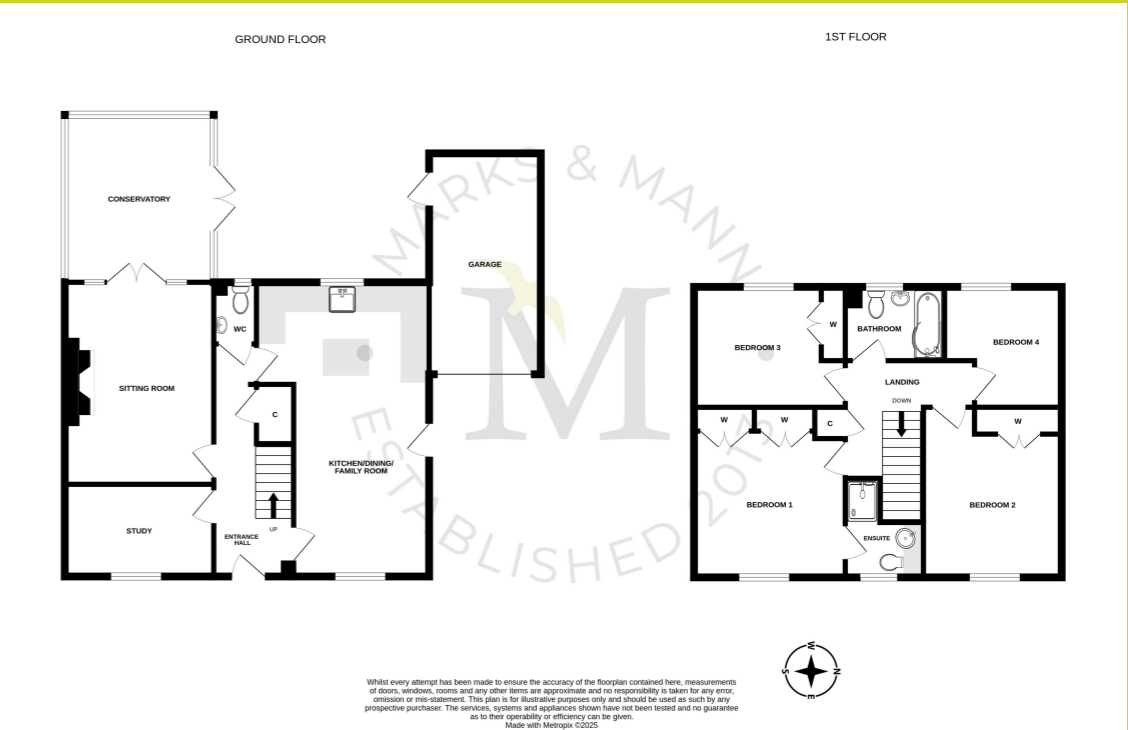
Using a SatNav, please use IP12 2GD as your point of destination.

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.

