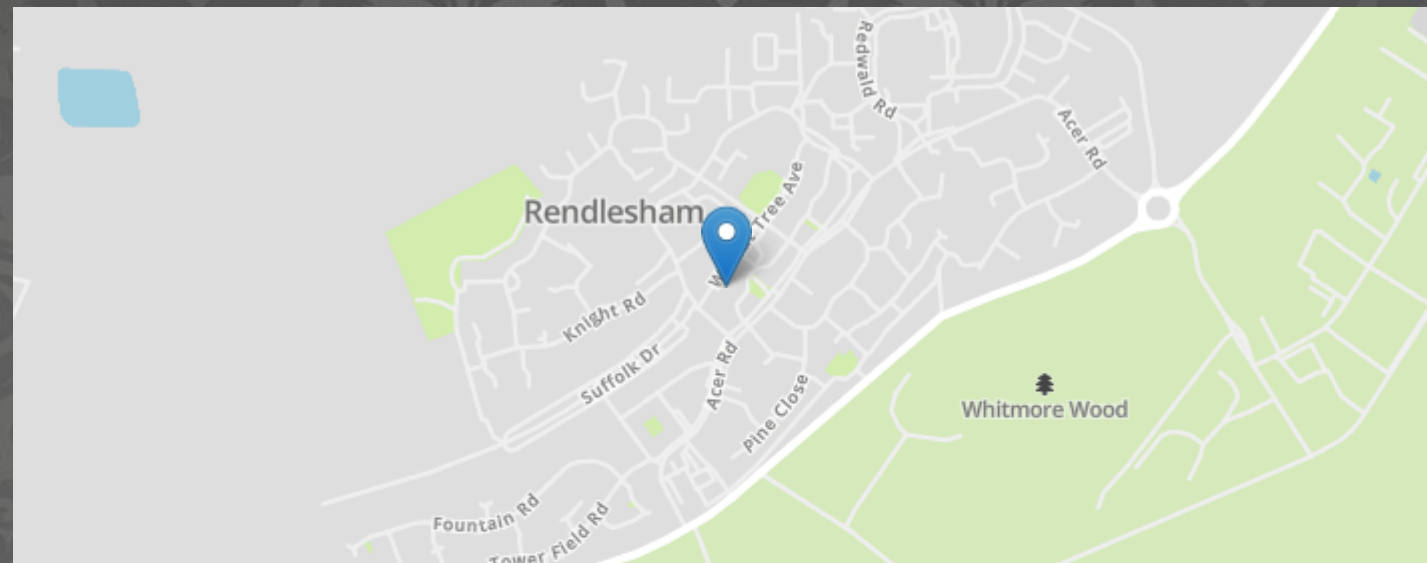


Walnut Tree Avenue, Rendlesham, Woodbridge



- THREE/FOUR BEDROOM TOWNHOUSE
- SEPARATE UTILITY ROOM
- EN-SUITE SHOWER ROOM TO BEDROOM ONE
- INTEGRAL GARAGE AND OFF ROAD PARKING
- CLOSE TO LOCAL SCHOOLS, SHOPS AND AMENITIES
- OPEN PLAN KITCHEN/DINING ROOM INTO SITTING ROOM
- STUDY/BEDROOM FOUR
- DOWNSTAIRS CLOAKROOM AND FAMILY BATHROOM
- PRIVATE REAR GARDEN

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MARKS & MANN



Walnut Tree Avenue, Rendlesham, Woodbridge

Situated in RENDLESHAM VILLAGE, approximately five miles from the MARKET TOWN of WOODBRIDGE, is this THREE/FOUR BEDROOM TOWNHOUSE with PRIVATE GARDEN, GARAGE and off road PARKING. Accommodation comprises entrance hall, STUDY, UTILITY ROOM and downstairs cloakroom, with the kitchen/dining room and sitting room on the first floor, and three bedrooms, with bedroom one having an EN-SUITE, and the family bathroom on the second floor. Located close to LOCAL SCHOOLS, shops and amenities, an early viewing is strongly advised to avoid disappointment.

£300,000

Walnut Tree Avenue, Rendlesham, Woodbridge

Entrance hall

Cloaks cupboard, stairs to first floor, understairs storage cupboard, additional storage cupboard and doors to the study/bedroom 4, utility room and garage.

Downstairs cloakroom

Wash hand basin and WC.

Study/Bedroom 4

3.48m x 2.74m (11' 5" x 9' 0") Two windows and door to rear, overlooking and giving access to the rear garden.

Utility room

2.10m x 2.05m (6' 11" x 6' 9") Window and door to rear, overlooking and leading into the rear garden, base unit with worktop over, sink and space and plumbing for a washing machine and tumble dryer.

Integral garage

5.48m x 2.66m (18' 0" x 8' 9") Window to side, up and over door to front, power and light connected.

First floor landing

Stairs to second floor and doors to the sitting room and kitchen/dining room.

Kitchen/Dinning room

4.95m x 4.10m (16' 3" x 13' 5" (max) Two windows to rear overlooking the garden, range of matching base and eye level units with worktops over, sink, built-under oven, hob and extractor over, integrated dishwasher and space for an undercounter fridge. Space for a family dining table and open through to:

Sitting room

5.03m x 4.95m (16' 6" (max) x 16' 3") Dual aspect room with two windows to front and window to side, space for a seating/comfy sofa area.

Second floor landing

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

Bedroom one

3.88m x 3.59m (12' 9" x 11' 9") Window to front, fitted double sliding door wardrobes and door to:

En-suite shower room

3.12m x 1.03m (10' 3" x 3' 5") Velux window to front, shower cubicle, hand wash basin and WC.

Bedroom two

3.00m x 2.98m (9' 10" x 9' 9") Window to rear, overlooking the garden.

Bedroom three

3.00m x 1.91m (9' 10" x 6' 3") Velux window to rear.

Family bathroom

2.49m x 1.88m (8' 2" x 6' 2") Window to side, panel enclosed bath with shower over, hand wash basin and WC.

Outside

The front of the property has a driveway providing off road parking for two vehicles, leading to the garage with up and over door, power and light connected.

There is a decked area with a pergola over to the immediate rear of the property, ideal for outdoor entertaining, with the remainder mainly laid to lawn with plant and shrub borders, enclosed by wooden fencing with a gate to the side.

Walnut Tree Avenue, Rendlesham, Woodbridge

Important information

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

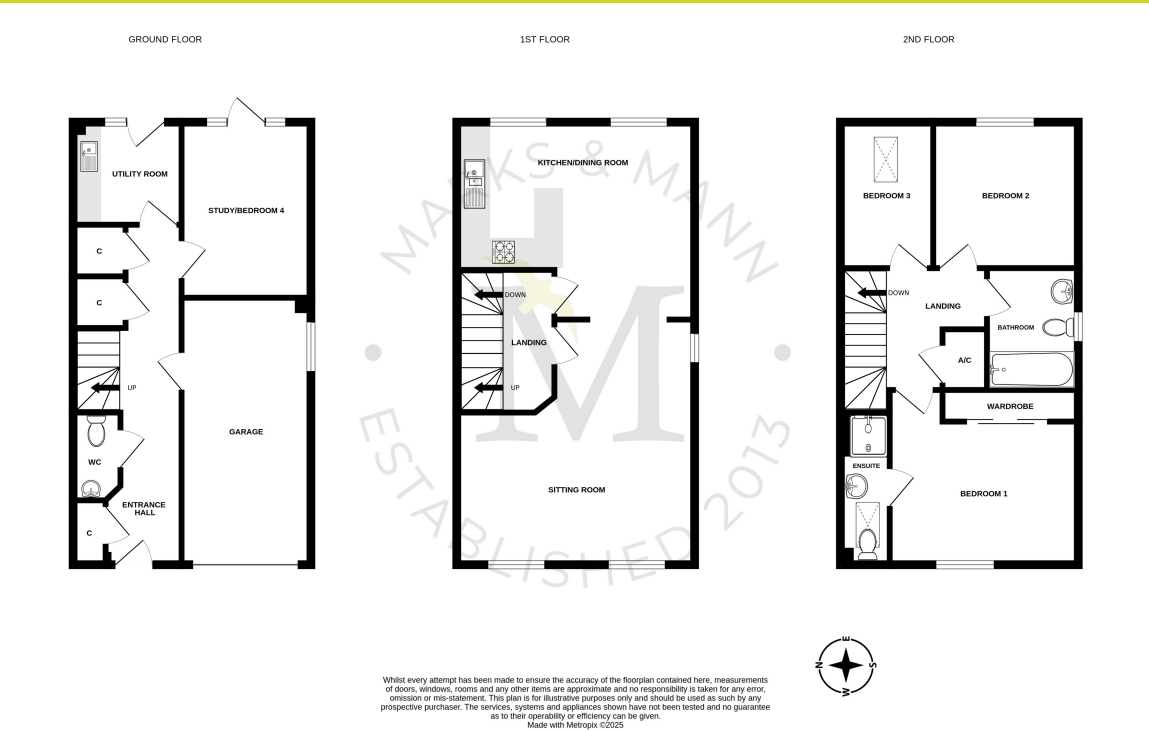
Using a SatNav, please use IP12 2GG as the point of destination.

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.

