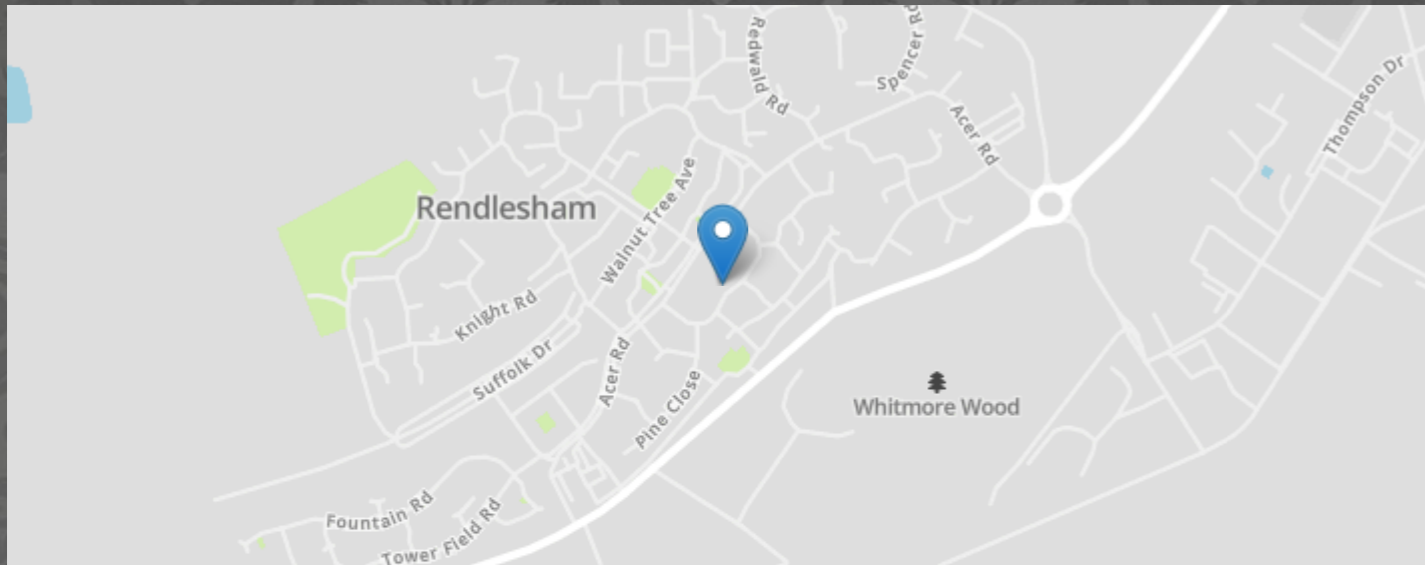


Magnolia Drive, Rendlesham, Woodbridge



- POPULAR VILLAGE LOCATION
- KITCHEN/BREAKFAST ROOM
- FITTED WARDROBES TO THREE OF THE BEDROOMS
- LANDSCAPED REAR GARDEN
- LOCAL SCHOOLS, SHOPS AND AMENITIES NEARBY

- FOUR BEDROOM SEMI-DETACHED TOWNHOUSE
- SITTING/DINING ROOM WITH FRENCH DOORS TO THE GARDEN
- EN-SUITE TO PRINCIPAL BEDROOM
- GARAGE AND OFF ROAD PARKING
- SHORT DRIVE TO THE MARKET

TOWN OF WOODBRIDGE

**MARKS & MANN**

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Website www.marksandmann.co.uk

**MARKS & MANN**



## Magnolia Drive, Rendlesham, Woodbridge

Located in the popular village of Rendlesham, just a short drive from the popular market town of Woodbridge, is this four bedroom semi-detached townhouse with a landscaped rear garden, garage and off road parking for multiple vehicles. The accommodation comprises a kitchen/breakfast room, sitting/dining room, fitted wardrobes to three of the bedrooms, as well as an en-suite to bedroom one, family bathroom and downstairs cloakroom. An early viewing is highly recommended.

**£315,000**

# Magnolia Drive, Rendlesham, Woodbridge

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## Entrance hall

Stairs to first floor, doors to the kitchen/breakfast room, sitting/dining room, downstairs cloakroom and under stairs cupboard.

## Cloakroom

Obscured double glazed window to front, recently refitted suite comprising hand wash basin with vanity unit below and WC.

## Kitchen/breakfast room

4.80m x 2.85m (15' 9" x 9' 4") Double glazed bay window to front, range of matching base and eye level units with worktops over, sink, built-in oven, gas hob with extractor over, integrated dishwasher, space and plumbing for a washing machine and space for a fridge/freezer, wall mounted boiler.

## Lounge

4.98m x 3.54m (max) (16' 4" x 11' 7" (max) Double glazed window and French doors to rear, overlooking and leading into the landscaped garden.

## First floor landing

Airing cupboard, storage cupboard, stairs to second floor and doors to bedrooms, two, three, four and the family bathroom.

## Bedroom two

3.40m x 2.85m (11' 2" x 9' 4") Double glazed window to rear, built-in wardrobe.

## Bedroom three

3.20m x 2.85m (10' 6" x 9' 4") Double glazed window to front, built-in wardrobe.

## Bedroom four

2.36m x 2.03m (7' 9" x 6' 8") Double glazed window to rear.

## Family bathroom

2.00m x 1.67m (6' 7" x 5' 6") Obscured double glazed window to front, refitted three piece suite comprising P Shape bath with shower over, hand wash basin with vanity unit below, WC and heated towel radiator.

## Second floor landing

## Bedroom one

6.30m x 3.26m (20' 8" x 10' 8") Double glazed window to front, velux window to rear, built-in wardrobe, and door to:

## En-suite shower room

2.62m x 2.51m (8' 7" x 8' 3") Double glazed window to rear, refitted suite comprising shower cubicle, hand wash basin with vanity unit below, WC and heated towel rail.

## Outside

The front of the property has been laid to stone, providing off road parking for multiple vehicles, leading to the garage with up and over door with power and light connected. A side gate providing access to the rear garden.

There is a patio area to the immediate rear of the property with the remainder mainly laid to artificial lawn, enclosed by wooden fencing with a personnel door to the garage.

## Garage

5.09m x 2.56m (16' 8" x 8' 5") Up and over door, power and light connected, cold water tap, and door opening out to the rear garden.

## 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.

## Location

Rendlesham is a sought after village with its many local amenities, including a well-regarded primary school, children's nursery, local shop, community centre, dentist and doctor's surgery, as well as two recreational parks, giving it a real sense of community.

Just five miles away is the market town of Woodbridge with its many cafes, bars, restaurants, boutiques and shops, as well as primary and secondary schools in both the private and state sectors.

For the sailing enthusiast, the River Deben at Woodbridge offers many opportunities and for the commuter, there is a railway station at Woodbridge, which links to Ipswich where you can find a mainline railway station with a direct link to London Liverpool Street. The A12/A14 are also both within easy reach of the property.

## Directions

Using a SatNav please use IP2 2GB as the point of destination. Magnolia Drive is located off Acer Road.

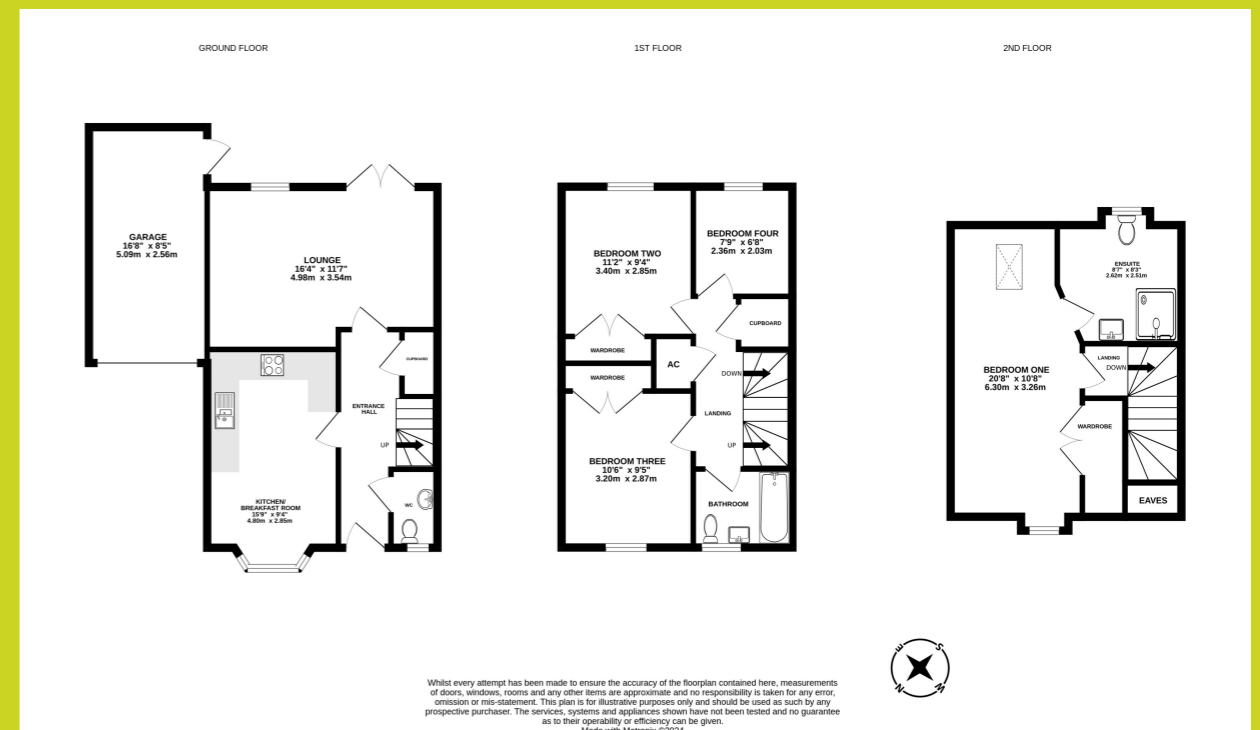
## Disclaimer

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.



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 62624



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

