

Mayhew Road, Rendlesham, Suffolk,
IP12 2GZ
Guide Price £425,000 to £450,000

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- Quiet Cul-de-Sac Location
- Five-Bedroom Detached Home
- South-Facing Landscaped Rear Garden
- Accommodation Over Three Floors
- 22ft Dual Aspect Living Room
- 22ft integrated Wren Kitchen/Dining Room
- Family Bathroom & Shower Room
- Two En-Suite Shower Rooms
- Ground Floor Cloakroom
- Detached Double Garage with Parking in Front



This beautifully presented five-bedroom detached house, with spacious accommodation arranged over three floors, is set in a lovely private cul-de-sac of just five properties in the sought-after village of Rendlesham. The property has been much improved by the current owners and comes with a sizeable south-facing landscaped rear garden and a detached double garage with parking in front. As agents, we recommend the earliest possible internal viewing to fully appreciate the quality and size of the accommodation on offer. The ground floor comprises an entrance hall, 22ft dual aspect living room, cloakroom, and a 22ft Wren kitchen/dining room with integrated appliances. The first floor has a family bathroom, impressive master suite which has a good-sized double bedroom, dressing area and an en-suite shower room, a guest double bedroom with en-suite shower room, and a further double bedroom which is currently being used as an office. On the top floor are two remaining double bedrooms and a shower room.

The popular village of Rendlesham is approximately six miles out of the market town of Woodbridge and built around the former RAF Bentwaters. Village amenities include community centre, doctor's surgery, dentist, supermarket with Post Office, vets, hairdressers, fish & chip shop, bar, as well as taxi companies and a range of businesses on Bentwaters Park and Rendlesham Mews. The village also has a primary school, children's nursery, care home and two churches and there are two buses that run through the village. Rendlesham Forest is a haven for walkers and cyclists with the Arts & Cultural centre of Snape Maltings within striking distance.

Outside – Front: The front garden is laid to lawn with shrub borders, a path leading to the front door, and a gate providing access to the rear garden.
Double Garage: The garage has two up and over doors, power and light connected, and parking in front.
Entrance Hall: Amtico flooring, a radiator, staircase rising to the first floor with understairs cupboard, and doors leading to the living room, cloakroom and kitchen/dining room.
Living Room: A dual aspect reception room with window to the front and a set of French doors opening out to the rear garden, Amtico flooring, and an electric fire with feature surround.
Cloakroom: A two-piece suite comprising a low-level WC and pedestal hand wash basin, along with tiled splashbacks, a radiator, ceiling inset spotlight, coved ceiling, and an opaque window to the rear aspect.
Kitchen/Dining Room: The beautifully appointed Wren kitchen offers an extensive range of high-gloss J-Pull eye and base level cupboards and drawers, complemented by square edge work surfaces, subtle under-unit lighting and a one-and-a-half bowl sink with drainer. Thoughtfully designed storage includes a built-in wine rack, carousel unit and pull-out pantry, together with a separate larder cupboard incorporating fitted drawers





and shelving. Integrated appliances comprise a dishwasher, washing machine, double oven and induction hob, with a feature splashback and extractor above. Space is also provided for an American-style fridge freezer, while a dedicated coffee station with bespoke shelving and under-unit lighting adds a stylish finishing touch. Karndean flooring and inset ceiling spotlights enhance the contemporary finish, with ample room for a dining table and chairs. Enjoying a dual aspect, with windows overlooking the front and rear, this inviting kitchen and dining space also benefits from a door opening directly onto the rear garden.

First Floor Landing: Built-in cupboard, further cupboard housing the pressurised hot water cylinder, a radiator, staircase rising to the second floor, and doors leading to the bathroom and three of the bedrooms.

Family Bathroom: A three-piece suite comprising a bath with shower over and shower screen, low-level WC and pedestal hand wash basin, along with a heated towel rail, ceiling inset spotlights, extractor fan, vinyl flooring, and an opaque window to the rear aspect.

Master Bedroom: Window to the front aspect, a radiator, coved ceiling, and an opening through to:

Dressing Area: Two sets of built-in double wardrobes and a door through to:

En-Suite Shower Room: A three-piece suite comprising a double-size shower enclosure, low-level WC and pedestal hand wash basin, along with a radiator, tiled splashbacks, ceiling inset spotlights, extractor fan, vinyl flooring, and an opaque window to the rear aspect.

Bedroom Two: Window to the front aspect, a radiator, coved ceiling, and a door through to:

En-Suite Shower Room: A three-piece suite comprising a shower enclosure with folding door, low-level WC and pedestal hand wash basin, along with a radiator, vinyl flooring, and an opaque window to the front aspect.

Bedroom Five: Window overlooking the rear garden, a radiator, and coved ceiling.

Second Floor Landing: Doors leading to the remaining two bedrooms and a shower room.

Bedroom Three: Window to the front aspect, a radiator, eaves storage, and coved ceiling.

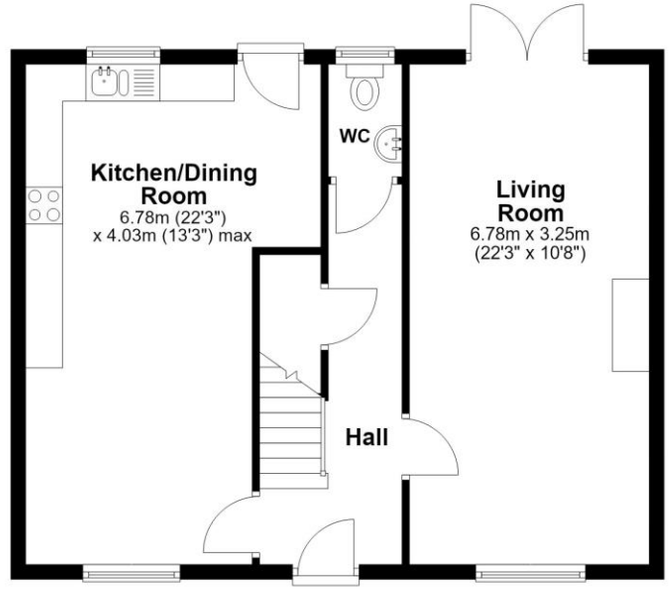
Shower Room: A three-piece suite comprising a shower enclosure, low-level WC and hand wash basin, along with coved ceiling, ceiling inset spotlights, extractor fan, and a Velux window.

Bedroom Four: Window to the front aspect, a radiator, eaves storage, and coved ceiling.

Outside – Rear: The south-facing rear garden is a good size with an extensive patio seating area, artificial lawn with two established trees, an outside tap, and is fully enclosed by panel fencing and feature curved wall.

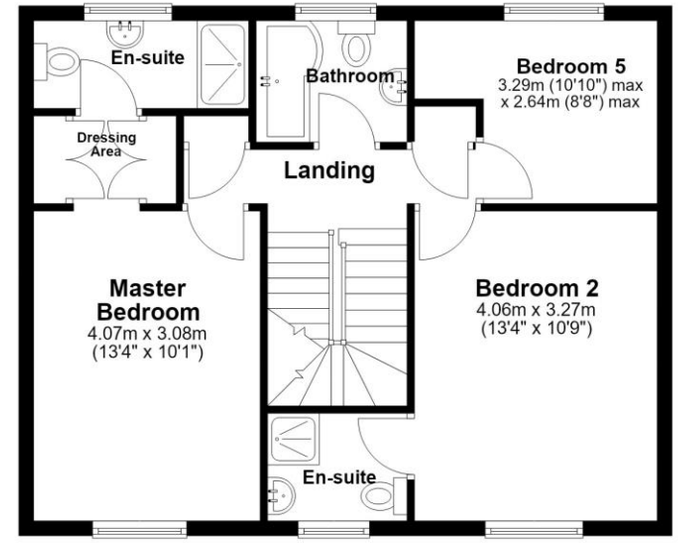
Ground Floor

Approx. 51.0 sq. metres (548.9 sq. feet)



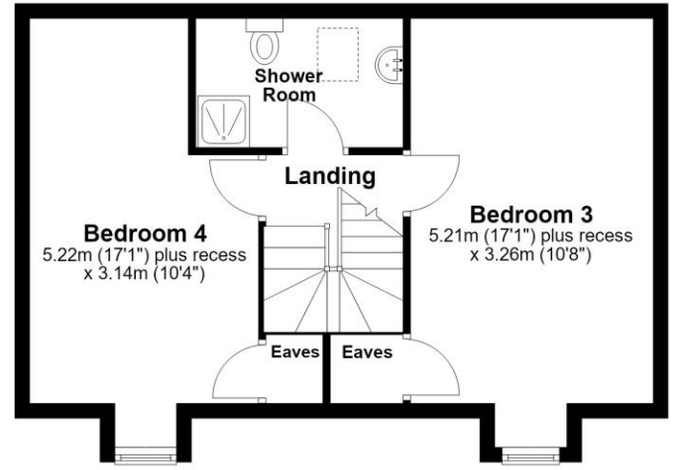
First Floor

Approx. 56.8 sq. metres (611.1 sq. feet)



Second Floor

Approx. 45.2 sq. metres (486.6 sq. feet)



Total area: approx. 153.0 sq. metres (1646.6 sq. feet)

Palmer and Partners would like to draw your attention to the following: I] these particulars do not constitute part of an offer or contract. II] These particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statement or fact. III] Nothing in these particulars shall be deemed a statement that the property is not in good condition or otherwise. We have not carried out a structural survey of the property and have not tested services, appliances and special fittings IV] measurements are generally taken by the use of a sonic measuring machine and will usually be the largest measurements of the room in question.


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Attributes

5 Bedrooms, 4 Bathroom, 1 Reception,
EPC Rating: To be confirmed
Council Tax Band: NA





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