



**Hercules Road, Rendlesham Woodbridge IP12 2GP**

**welcome to**

**Hercules Road, Rendlesham Woodbridge**

This spacious, well presented, four bedroom detached family home offers tastefully decorated living accommodation together with double garage and ample parking.



### **Entrance Hall**

Stairs to first floor, radiator, doors leading to...

### **Lounge**

16' 5" x 11' 11" ( 5.00m x 3.63m )

Bay window to the front, radiator, feature fireplace with inset multi fuel burner.

### **Dining Room**

14' 8" x 11' 7" ( 4.47m x 3.53m )

Double glazed patio doors and window to the rear, wood effect flooring, two radiators.

### **Kitchen**

15' 1" x 8' 3" ( 4.60m x 2.51m )

Double glazed window to the rear, range of Shaker style wall and base mounted units, gas hob with extractor hood over, integrated fridge, dishwasher, double oven, stainless steel one and a quarter drainer sink, wood effect flooring, space for American style fridge/freezer. Open plan to the...

### **Utility Room**

7' 4" x 4' 11" ( 2.24m x 1.50m )

Double glazed patio door to the rear, wall and base mounted units, drainer sink with mixer tap over, heated towel rail.

### **Study**

6' x 8' 3" ( 1.83m x 2.51m )

Double glazed window to front, radiator.

### **Cloakroom**

Double glazed window to rear, low level WC, heated towel rail and vanity wash hand basin.

### **First Floor Galleried Landing**

With radiator, storage cupboard, double glazed window to the front, loft access.

### **Master Bedroom**

13' 10" x 11' 7" ( 4.22m x 3.53m )

Double glazed window to the rear, radiator, walk-in wardrobe, door to the...

### **En-Suite**

Obscure double glazed window to the side, pedestal wash hand basin, low level WC, double shower unit, wood effect flooring, fully tiled walls, radiator.

### **Bedroom Two**

12' x 10' 6" ( 3.66m x 3.20m )

Double glazed window to the front, radiator.

### **Bedroom Three**

12' x 10' 6" ( 3.66m x 3.20m )

Double glazed window to the rear, built-in wardrobes, radiator.

### **Bedroom 4**

10' 6" x 8' 8" ( 3.20m x 2.64m )

Obscure double glazed window to the rear, low level WC, vanity wash hand basin, panelled bath with shower over, wood effect flooring.

### **Rear Garden**

Commencing with a patio area, with small lawned area, undercover storage and rear access to the...

### **Double Garage**

With plumbing for white goods, power and light connected. To the front there is parking for multiple vehicles.



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welcome to

## Hercules Road, Rendlesham Woodbridge

- Four Bedroom Detached Family Home
- Spacious Living Accommodation
- Modern Shaker Style Fitted Kitchen
- Master Bedroom with En-Suite
- Three Further Good Size Bedrooms

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: D

**£465,000**



Please note the marker reflects the postcode not the actual property

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