

SOUTHWOLD  
&  
SAXMUNDHAM

EST.  1993

JENNIE JONES

SOUTHWOLD  
&  
SAXMUNDHAM

ESTATE AGENTS



**14 Hazel Close, Rendlesham, Woodbridge, Suffolk IP12 2UR**

**To Let Price:**

**£825 PCM**

## **SUMMARY OF THE ACCOMMODATION**

Entrance Lobby; Cloakroom; Inner Hall; Sitting Room 14'1" x 12'2"; Dining Room 12'11" x 8'10"; Kitchen/Breakfast Room 12'11" maximum x 9'10" 1st Floor Landing; Bedroom 1 13'5" x 12'2"; Bedroom 2 11'3" x 11'5"; Bathroom; Off Road Parking; Gardens.

This excellent semi detached home enjoys an end of cul de sac location and offers light and spacious accommodation over two floors. The property has just undergone total refurbishment and as well as being redecorated throughout and recarpeted there has also been the installation of a new kitchen and new bathroom so the property is in immaculate order. Entering the property from the side an entrance lobby gives access to the ground floor cloakroom and inner hall which has stairs to the first floor. The spacious sitting room has an opening to the dining room which has patio doors to the rear garden. The refitted kitchen has a range of contemporary white gloss fronted units with fitted worksurface, a stainless steel one and a half bowl sink with single drainer, split level cooker with four ring electric hob and separate eye level oven. There is plumbing for a washing machine, a tumble drier vent and fridge recess. On the first floor the landing has a deep walk in storage cupboard and cupboard with hot water cylinder. There are two large double bedrooms, both with built in wardrobes, and the refitted bathroom has a suite in white with over bath shower and shower screen. The property has an integral storage cupboard with access from outside only and houses the electricity meters. A private drive at the side of the property provides off road parking and behind the property is a paved patio with shingled area, the garden being laid to lawn and surrounded by fencing. Timber garden shed.

Rendlesham is a well served village which has its own primary school, shop and doctors' surgery. The village is well positioned for access to the ancient riverside town of Woodbridge which is built on the banks of the River Deben and has an excellent range of local shops and fine restaurants. Woodbridge is famous for its iconic Tide Mill. Nearby Snape is famous for its world class Maltings concert hall and lies just a few minutes away by car. There are wonderful walks and cycle routes at nearby Rendlesham Forest, Tunstall Forest, Tangham Forest, Blaxhall Common and Iken Cliff. Orford is famous for its beautiful castle keep and, like Woodbridge, is a haven for the sailing fraternity. There are unspoilt and rather less known beaches at Bawdsey and Shingle Street with more famous resorts at Aldeburgh, Southwold and Felixstowe. The Ramsholt Arms, just a few miles away has one of the best restaurant views of the River Deben. There are golf clubs at Woodbridge and Aldeburgh and a railway station at nearby Campsea Ashe with connecting services to London, Cambridge and Norwich via Ipswich. Woodbridge has excellent schools in both the state and private sectors.

**LOCAL AUTHORITY**

East Suffolk District Council, Council Offices, East Suffolk House, Station Road,  
Melton, Woodbridge, IP12 1RT  
Tel: 01394 383789

**SERVICES**

Mains electricity, drainage and water.

**VIEWING**

By appointment through Jennie Jones Estate Agents:

**SAXMUNDHAM** (01728) 605511.

email: [saxmundham@jennie-jones.com](mailto:saxmundham@jennie-jones.com)

**EPC RATING = D**

**DEPOSIT REQUIRED = £950**



Items depicted in the photographs are not included with the property unless otherwise mentioned. Measurements and details are for guidance purposes only and their accuracy is not guaranteed and should be checked by a prospective tenant. In order to show as much of the property as possible some photos may have been taken using a wide angle lens.



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