

*A modern four bedroom mid terraced house on this popular residential development in Rendlesham, a short drive from the market town of Woodbridge.*

Guide Price  
£285,000 Freehold  
Ref: P7441/B

17 Hercules Road  
Rendlesham  
Woodbridge  
Suffolk  
IP12 2GP



Entrance hall, sitting room, conservatory, dining room, kitchen and cloakroom.

Principal bedroom with en-suite shower room, three further bedrooms and a family bathroom.

Enclosed gardens to front and rear.

Single garage en bloc with driveway parking.

Contact Us



Clarke and Simpson  
Well Close Square  
Framlingham  
Suffolk IP13 9DU  
T: 01728 724200

*And The London Office*  
40 St James' Place  
London SW1A 1NS

email@clarkeandsimpson.co.uk  
www.clarkeandsimpson.co.uk

## **Location**

The property will be found along Hercules Road, a short distance from the playingfields and primary school in the established and popular village of Rendlesham. Local facilities include a doctor's surgery, dentist, vets, hairdressers, fish & chip shop, café/bar, a park/sports fields with a club house, taxi companies together with an excellent primary school, nurseries and a care home. There is a further range of shops, bars and takeaways at Rendlesham Mews. There are also two buses which run through the village. Nearby is Rendlesham Forest with many walks, cycle routes and children's activities.

The popular and historic market town of Woodbridge, on the banks of the River Deben, with its good choice of schools in both state and private sectors, the Riverside Theatre, variety of restaurants, shops and other facilities, lies about four miles to the south-west. From Woodbridge there are regular rail services to Ipswich from where fast Inter-City services to London's Liverpool Street station take just over the hour. Orford lies approximately seven miles to the east, with Aldeburgh ten miles to the north.

## **Description**

17 Hercules Road is a modern four bedroom mid terraced house with brick elevations under a pitched tiled roof. Built in the mid 2000s, it forms part of the popular Rendlesham development which is a family orientated community made up of original houses from the Bentwaters air base and a mixture of more recently built houses.

The accommodation is well laid out and over two floors. Entering via the front door into a spacious hallway there are doors off to the principal reception rooms. These include a sitting room which has French style doors leading to the conservatory, which benefits from underfloor heating. There is also a dining room, which is currently used as a family room/office, and a kitchen, fitted with a range of wall and base units incorporating a one and a half bowl stainless steel single drainer sink unit with mixer tap over and recessed into rolltop worksurfaces. There is a gas hob with extractor fan over and built-in electric oven under, as well as space and plumbing for washing machine and dishwasher. The kitchen also has a door to the conservatory.

Stairs rise to the first floor landing with doors off to the principal bedroom, which has an en-suite shower room, three further bedrooms and a bathroom.

The property benefits from gas fired central heating throughout and UPVC double glazing throughout.

A pathway across the front garden leads to the front door. The front garden is enclosed by hedging with a gate for access.

To the rear of the property is an enclosed garden which is mainly laid to lawn with a paved terrace and a raised sitting area with raised flower beds. A path from here leads to the personnel door of the single garage, which also has an up and over door to the front. There is additional parking space on the driveway.

The property would make an ideal family home, but has also been an investment property for many years, and therefore could continue to make a sound investment.



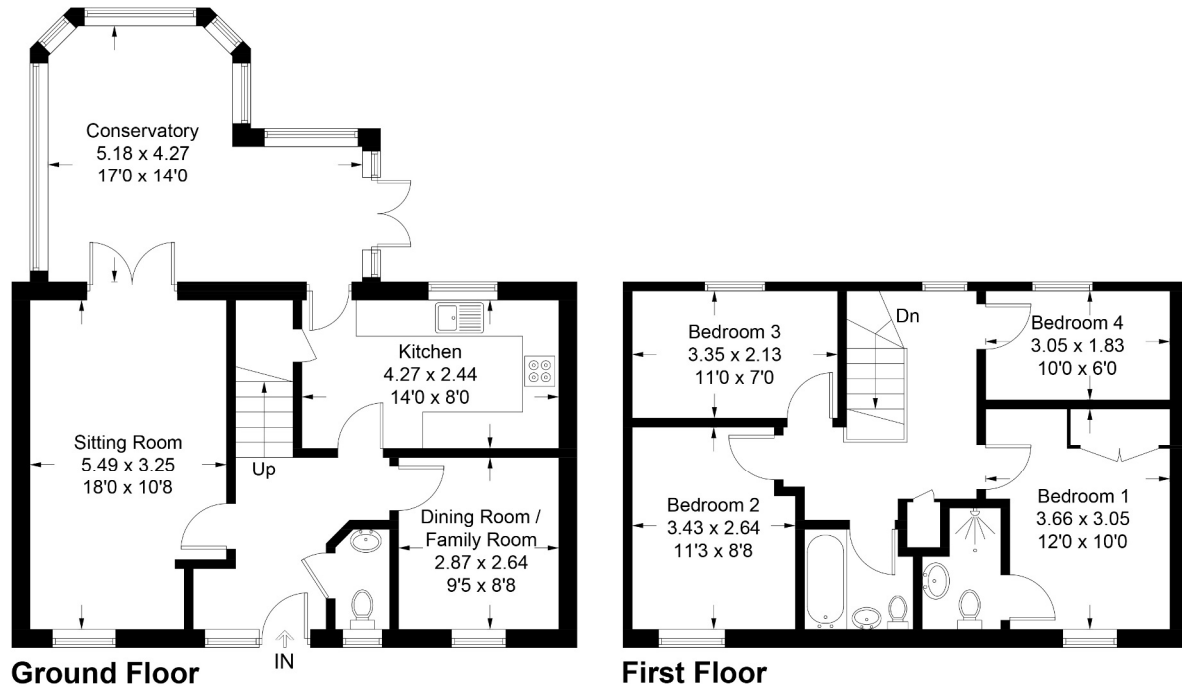






## 17 Hercules Road, Rendlesham

Approximate Gross Internal Area = 116.9 sq m / 1258 sq ft



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**Viewing** Strictly by appointment with the agent.

**Services** Mains water, electricity, gas and drainage connected.

**Broadband** To check the broadband coverage available in the area click this link –  
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

**Mobile Phones** To check the mobile phone coverage in the area click this link –  
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

**EPC** Rating = C (74)

**Council Tax** Band C; £1,952.49 payable per annum 2024/2025

**Local Authority** East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk  
IP12 1RT; Tel: 0333 016 2000

### NOTES

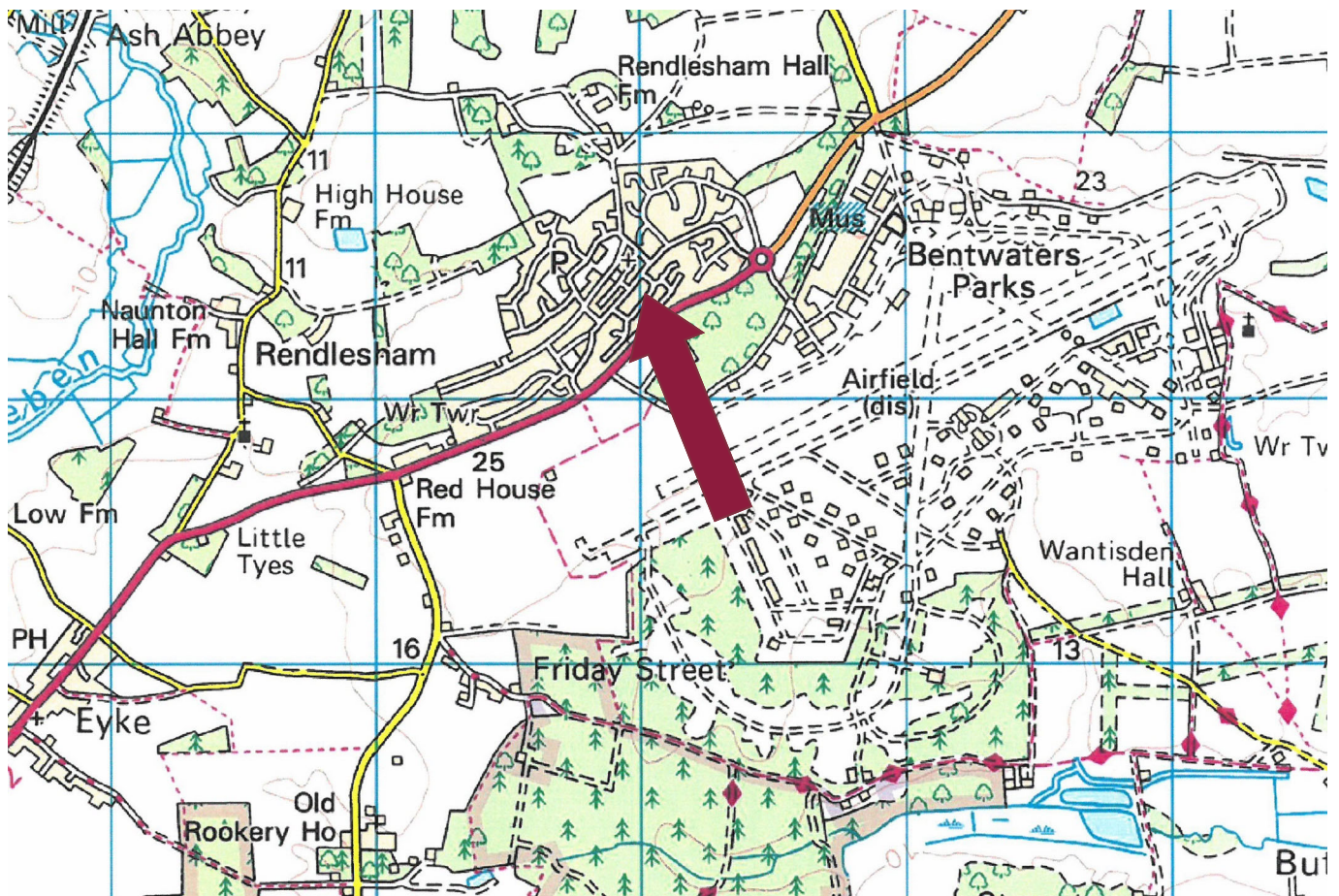
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2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.
3. The Vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.

**September 2024**

## Directions

From the A12 heading south towards Woodbridge, at the first roundabout take the left turning - A1152 signposted Orford, Rendlesham, Woodbridge and Melton. At the traffic lights continue straight across and continue on the A1152. Cross the railway line and the River Deben and at the first roundabout take the first exit signposted Rendlesham, Orford and Snape. Continue past Woodbridge Golf Club on your right and then take the second left turning signposted Eyke and Rendlesham, passing through the village of Eyke and then on approaching Rendlesham take the second entrance into Acer Road. Take the right hand turning into Magnolia Drive and follow this until reaching Hercules Road on the right. Proceed to the bottom of the road and bear left and the property will be found on the left hand side, identified by a Clarke & Simpson 'For Sale' board.

For those using the What3Words app: [///coach.cabin.coil](http://coach.cabin.coil)



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