



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

EASTON ROAD, SUTTON HEATH, IP12 3TD

TENURE : FREEHOLD

GUIDE PRICE £250,000

CR-EA.CO.UK

01394 547000

42 MARKET HILL, WOODBRIDGE, IP12 4LU

THE ACCOMMODATION



Lounge/Diner

An open plan living space with the two distinct lounge and dining areas, with a doorway to the kitchen and the inner hallway which has a large storage cupboard (2.71m x 1.71m), and doors to the bedrooms and the shower room.

Lounge Area 5.26m x 4.82m (17' 3" x 15' 10")

With built-in cupboard and window to front aspect and open to the...



Dining Area 3.49m x 3.19m (11' 5" x 10' 6")

With window to rear aspect.

Kitchen 3.46m x 2.98m (11' 4" x 9' 9")

Fitted with a range of wall and base units with work surfaces over, plumbing for washing machine, electric cooker, inset sink/drain unit, inset fridge/freezer. Door to the...

Conservatory

Tiled floor and door to the garden.



Bedroom One 4.92m x 3.36m (16' 2" x 11')

A large double bedroom. With built-in wardrobes and window to front aspect.

Bedroom Two 3.24m x 2.75m (10' 8" x 9')

Another good-sized bedroom with window to rear aspect.

Storage Room/Small Office 2.69m x 1.63m (8' 10" x 5' 4")

A large storage room which has also been used as a small office space.

Shower Room

Fitted with a WC, wash basin and shower enclosure.

Outside

To the front is a small garden area with a pathway to the front door and a hardstanding driveway providing off road parking and a gate to the rear garden, which has a patio area, well-stocked beds and a summer house.

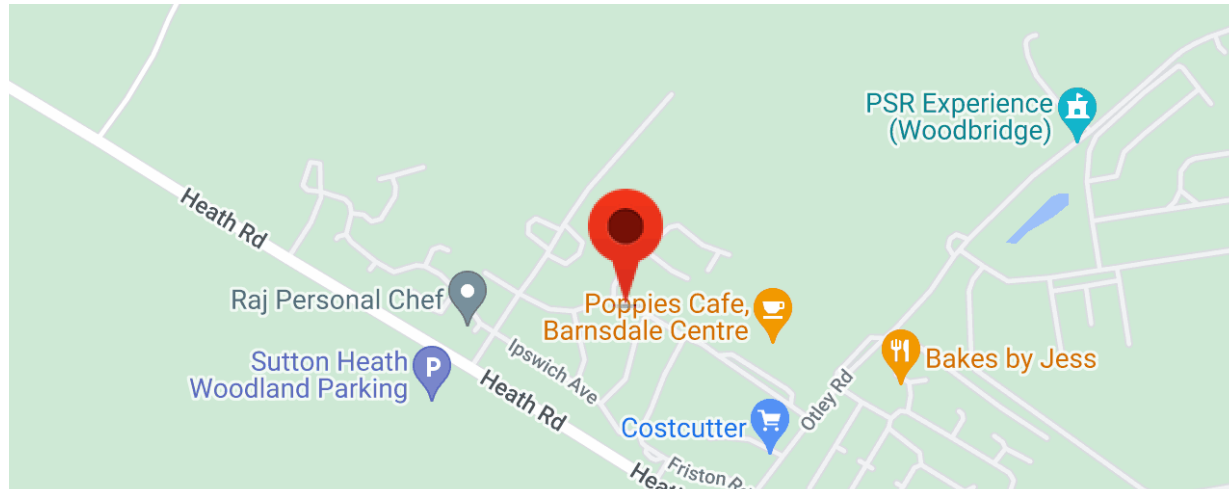
Agents Note

There is a management fee for the development which is circa £90 pcm.

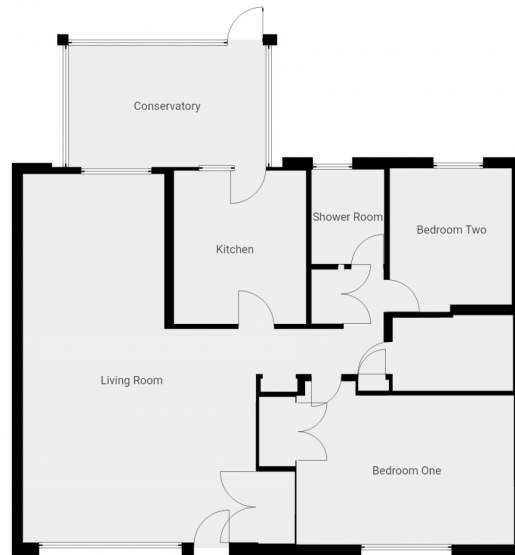
THE PROPERTY & LOCATION

A spacious semi-detached bungalow on the popular Sutton Heath development, approximately five miles from Woodbridge. The accommodation comprises open plan lounge/dining area, kitchen, conservatory, two double bedrooms and a shower room. The windows are double glazed and there's oil-fired central heating, off road parking and no onward chain.

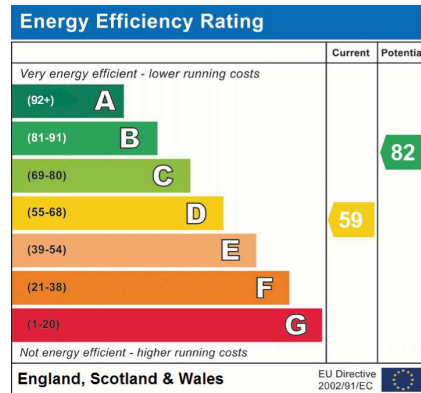
Sutton Heath is a residential area forming part of an operational RAF Barracks and as such it is within a secure area with a fenced perimeter. The area has proved very popular, with families and downsizers making the most of spacious rooms, good local amenities including a primary school and a well-stocked convenience store. Woodbridge is approximately five miles to the west with the river Deben and surrounding heathland and forests providing a beautiful setting for leisure. The coast is a short distance away to the east at Hollesley and there are further beaches at Alderton and Bawdsey.



TO ARRANGE A VIEWING OF THIS PROPERTY OR
TO SEE HOW WE CAN HELP YOU MOVE CALL US ON 01394 547000



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.



Address: Easton Road, Sutton Heath, IP12 3TD

- Semi-Detached Bungalow
- Two Bedrooms
- Conservatory
- Oil-Fired Central Heating & Double Glazed Windows

- Popular Location
- Open Plan Lounge/Diner
- Off Road Parking
- No Onward Chain

Council Tax Banding : A



42 MARKET HILL, WOODBRIDGE, SUFFOLK, IP12 4LU
 T:01394 547000 E:WOODBRIDGE@CR-EA.CO.UK W:CR-EA.CO.UK
 CORNERSTONE RESIDENTIAL LTD IS A REGISTERED COMPANY IN ENGLAND & WALES
 REGISTERED NUMBER: 9421778
 REGISTERED OFFICE: 42 MARKET HILL, WOODBRIDGE, IP12 4LU