



**CORNERSTONE**  
RESIDENTIAL ESTATE AGENTS

**GREENWAYS, SUTTON HEATH, IP12 3TP**

**TENURE : FREEHOLD**

**GUIDE PRICE £285,000**

**CR-EA.CO.UK**

**01394 547000**

**42 MARKET HILL, WOODBRIDGE, IP12 4LU**



# THE ACCOMMODATION



**Living/Dining Room** 26' 11" x 9' 11" max (8.20m x 3.02m max)

UPVC side entrance door, double glazed window to front, double glazed patio doors to rear into conservatory, two radiators, tiled flooring and opening to inner hallway.

**Conservatory** 16' 6" x 12' 4" (5.03m x 3.76m)

Brick base, double Glazed to three aspects, door to side, fitted blinds and multi-fuel burning stove.



**Inner Hallway**

With two shallow built in cupboards, built in double airing cupboard with space for washing machine and tumble dryer over, tiled flooring and doors to...

**Kitchen** 11' 3" x 10' (3.43m x 3.05m)

Recessed lighting, 'window opening' into conservatory, range of recently fitted wall and base units with inset single sink, built-in oven and hob with filter hood over, built-in microwave & dishwasher, space for 'American style' fridge/freezer, radiator.



**Bedroom One** 16' x 10' 10" (4.88m x 3.30m)

Double glazed window to front, radiator and door to...

**En-suite Shower Room**

Recessed lighting, double shower cubicle with shower and rainfall head, sink/vanity unit, WC, heated towel rail and extractor fan.

**Bedroom Two** 11' 5" x 8' 11" (3.48m x 2.72m)

Double glazed window to rear and radiator.

**Bedroom Three** 11' 11" x 9' 3" (3.63m x 2.82m)

Window to front and radiator.

**Outside**

The property has a driveway to the side providing off road parking for two vehicles and a pedestrian gate leading to the rear garden with raised deck area, shed and hardstanding with oil tank.

**Agents Note:** There is a service charge of circa £250pa for the maintenance of communal parts of the development.

# THE PROPERTY & LOCATION

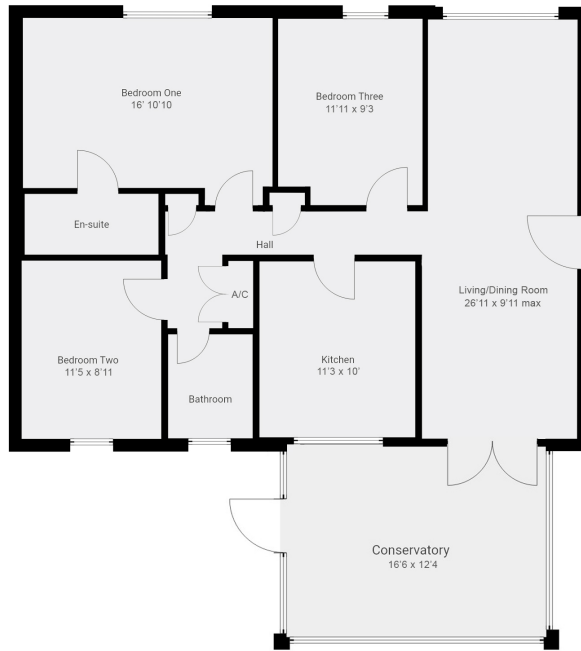
A spacious three bedroom semi-detached bungalow on the popular Sutton Heath development just five miles from the historic town of Woodbridge. The property benefits from a large conservatory and has recently had a stylish new kitchen and en-suite fitted. The property does need cosmetic finishing but offers you a fabulous home.

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.



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>85</b>
(69-80)	<b>C</b>	<b>73</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Sutton Heath, IP12

- **Three Bedrooms**
- **Spacious Semi-detached Home**
- **Double Glazing**
- **Enclosed Rear Garden**
- **No Onward Chain**

**Council Tax Banding : A**

- **Stylish Kitchen & En-suite Shower Room**
- **Large Conservatory with Multi-fuel Burner**
- **Oil Fired Central Heating**
- **Driveway for Two Vehicles**



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