



**CORNERSTONE**  
RESIDENTIAL ESTATE AGENTS

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

**TENURE : FREEHOLD**

**GUIDE PRICE £290,000**

**CR-EA.CO.UK**

**01394 547000**

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

# THE ACCOMMODATION



## Entrance Lobby

With large walk-in cupboard and door to the...

## Entrance Hall

With further built-in storage, airing cupboard housing boiler and hot water cylinder, and doors to...

## Lounge/Diner 8.15m x 3.44m (26' 9" x 11' 3")

(max measurements provided) A good-sized living area with window to front aspect and glazed double doors to the rear overlooking and giving access to the garden.



## Kitchen 3.42m x 2.98m (11' 3" x 9' 9")

Fitted with a range of wall and base cabinets with work surfaces over, tiled splashbacks, inset sink/drain unit, built-in electric oven, hob and cooker hood, fridge and freezer, plumbing for washing machine, window and door to rear overlooking and giving access to the rear garden.

## Bedroom One & En-Suite 4.70m x 3.00m (15' 5" x 9' 10")

(bedroom measurement only) A large double bedroom with half-height box bay window to front aspect, and a door to a small lobby with built-in storage and a doorway to the En-Suite Shower Room which has been fully tiled, and fitted with a shower enclosure, WC and wash basin, with window to rear aspect.



## Bedroom Two 3.74m x 3.68m (12' 3" x 12' 1")

Another generous double with built-in wardrobes and window to front aspect.

## Bedroom Three 3.21m x 3.00m (10' 6" x 9' 10")

(max measurements provided) A third double with window to rear aspect and built-in wardrobes.

## Bathroom

Fitted with a three-piece suite comprising a bath with shower over, WC and wash basin, tiled walls and window to rear aspect.

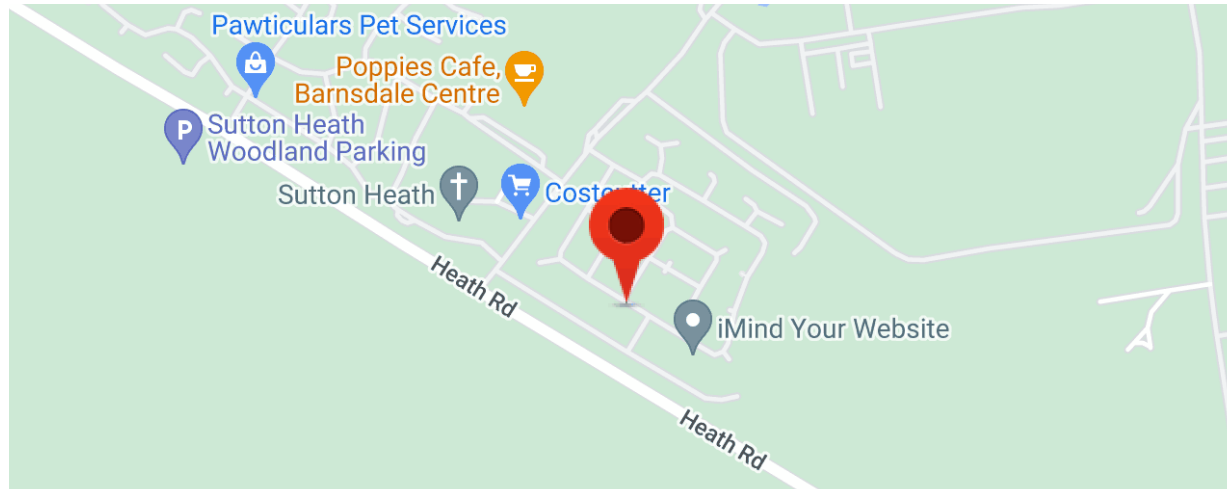
## Outside

To the front of the property is a garden laid to grass with box hedges and further shrubs, a driveway provides parking and access to a pre-fabricated garage. A side pedestrian gate leads to the rear garden which has a patio area, a lawn and beautifully stocked beds with an array of flowers, shrubs and trees. There's a summerhouse/studio with power connected and a storage shed.

## THE PROPERTY & LOCATION

A spacious and well-maintained bungalow situated on the popular Sutton Heath development, some five miles from Woodbridge. The property offers generous accommodation comprising an entrance hall, lounge/diner, kitchen, three good-sized bedrooms with an en-suite shower room and family bathroom. There's an oil-fired central heating system, double glazed windows, garage & driveway and a beautiful garden with a summerhouse/studio.

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

While we try to be as accurate as possible with our floorplans, they are intended as a guide only and therefore should not be relied upon



- Semi-Detached Bungalow
- En-Suite Shower Room
- Beautiful Garden With Summerhouse
- Double-Glazed Windows
- Three Bedrooms
- Lounge/Diner
- Oil-Fired Central Heating
- Garage & Driveway

East Suffolk Council Tax Banding : B



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