



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

YOXFORD MEWS, SUTTON HEATH, IP12 3TH

TENURE : FREEHOLD

GUIDE PRICE £265,000

CR-EA.CO.UK

01394 547000

42 MARKET HILL, WOODBRIDGE, IP12 4LU

THE ACCOMMODATION



Open Plan Lounge/Diner

A spacious living area comprising the lounge and dining room;

Lounge Area 5.29m x 4.75m (17' 4" x 15' 7")

With window to front aspect, built-in storage, log-burner, radiator, open to the inner hallway and open to the...

Dining Area 3.52m x 3.17m (11' 7" x 10' 5")

Window to rear overlooking the rear garden and radiator.



Kitchen 3.48m x 2.99m (11' 5" x 9' 10")

Fitted with a range of wall and base units, work surfaces over, inset sink/drainage unit, electric oven, hob and hood, integrated fridge and freezer, plumbing for washing machine and door to the rear garden.



Bedroom One 4.87m x 3.37m (16' x 11' 1")

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

Bedroom Two 3.25m x 2.75m (10' 8" x 9')

Another double bedroom with built-in wardrobe and window to rear aspect.

Bathroom

Fitted with a contemporary suite comprising Panelled bath, wash basin and hidden cistern WC

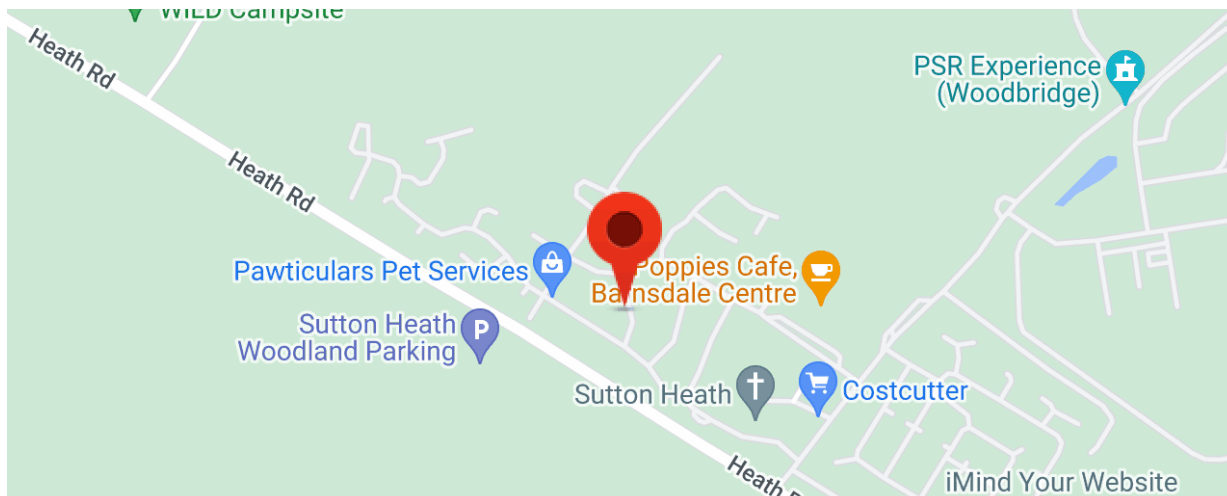
Outside

To the front of the property is a lawned area, with planting beds and a driveway providing off-road parking. A pedestrian gate leads to the rear garden which has a shingled seating area, a further patio, lawn, well-stocked beds, summer house, shed, and fencing to boundaries.

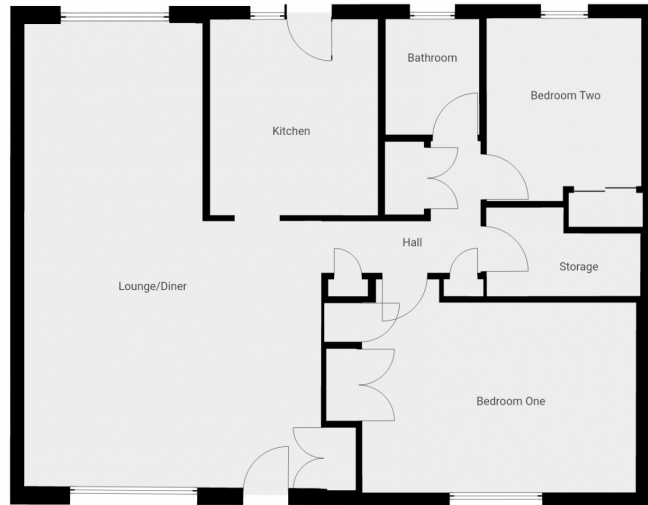
THE PROPERTY & LOCATION

A spacious semi-detached bungalow situated on the popular Sutton Heath development. The property is in good order and comprises; an open plan lounge/diner, kitchen, bathroom and two double bedrooms. There's plenty of storage, a log-burner, a pleasant garden and off-road parking.

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 and be as accurate as we can with our floorplans, they are for guidance only and should not be relied upon.



- Popular Location
- Two Bedrooms
- Log-Burner
- Oil-Fired Central Heating

- Semi-Detached Bungalow
- Lounge/Diner
- Pleasant Garden
- Double-Glazed Windows

Council Tax Banding : A



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