



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

GREENWAYS, SUTTON HEATH, IP12 3TP

TENURE : FREEHOLD

GUIDE PRICE £295,000

- Semi Detached Bungalow
- En-Suite
- Double-Glazed Windows
- Three Bedrooms
- Oil-Fired Central Heating
- Off-Road Parking

THE ACCOMMODATION



Entrance Hall

A spacious hallway with built-in storage, airing cupboard housing boiler and hot-water cylinder, and doors to...

Lounge/Diner 8.15m x 3.45m (26' 9" x 11' 4")

(maximum measurements provided) A spacious living area with window to front and glazed double doors to the rear garden, and a wood-burning stove.

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

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



Bedroom One & En-Suite 4.70m x 2.91m (15' 5" x 9' 7")

(Bedroom measurement only) A large double bedroom with window to front aspect, and door to an En-Suite Bathroom; fitted with a panelled bath with shower over, WC and wash basin with towel radiator.



Bedroom Two 3.73m x 3.68m (12' 3" x 12' 1")

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

Bedroom Three 3.19m x 3.01m (10' 6" x 9' 11")

(max measurements provided) a third double bedroom with window to rear aspect and a built-in wardrobe.

Family Bathroom

Fitted with a panelled bath with shower over, WC and wash basin, towel radiator and window to rear.

Outside

To the front of the property is a garden area which has a lawn, planting beds and mature shrubs, with a hard-standing driveway providing off-road parking for three cars and side access to the rear garden, which has a patio area, lawn, planting beds and a storage shed.

Agents Note

The properties on Sutton Heath are part of a private estate and therefore are subject to a lower level of council tax. There is a maintenance charge of around £24 per month that contributes to the upkeep of roads and other communal areas.

THE PROPERTY & LOCATION

A well-maintained semi-detached bungalow on the popular Sutton Heath development some five miles from Woodbridge providing spacious accommodation comprising an entrance hall, lounge/diner, kitchen, three bedrooms, en-suite and family bathroom. There's a south-facing rear garden, plenty of parking, double-glazed windows and an oil-fired central heating system.

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.



Council Tax Banding : B

Service Charge: £24.10 pcm

We understand from our vendor that the property is connected to mains electricity, water and drainage. No services have been tested.

Please visit Ofcom - to view the mobile and network coverage



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Disclaimer

Whilst every care has been taken in the preparation of these particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given