

24

GREENWAYS, SUTTON HEATH, IP12 3TP

TENURE : FREEHOLD

GUIDE PRICE £295,000

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- Semi Detached Bungalow
- En-Suite

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- 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 $8.15m \times 3.45m (26' 9'' \times 11' 4'')$ (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/drainer 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 hardstanding 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

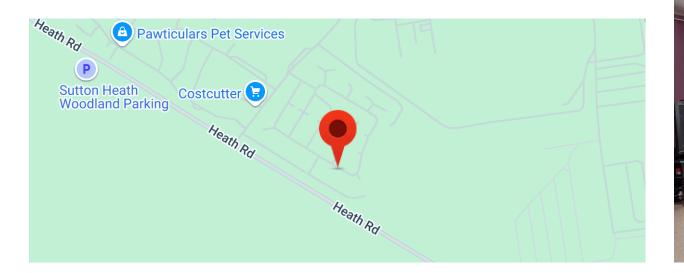
The properties on Sutton Heath are part of a private estate and therefore are subject to a lower level of council tax. There is a maintenance charge of around £24 per month that contributes to the upkeep of roads and other communal areas.

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.



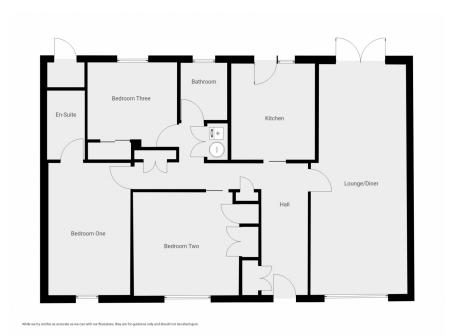






TO ARRANGE A VIEWING OF THIS PROPERTY OR

TO SEE HOW WE CAN HELP YOU MOVE CALL US ON 01394 547000







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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