



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

CHEQUER FIELD, SUTTON HEATH, IP12 3TT

TENURE : FREEHOLD

GUIDE PRICE £250,000

- SEmi-Detached Bungalow
- Lounge/Diner
- Double-Glazed Windows
- Two Double Bedrooms
- Oil-Fired Central Heating
- Off-Road Parking

THE ACCOMMODATION



Entrance Hall

With three built-in storage cupboards; including a particularly good-sized coat cupboard with double doors, an airing cupboard housing the oil-fired boiler, and doors to...

Lounge/Diner 8.20m x 3.37m (26' 11" x 11' 1")

(Max measurements provided) A well-proportioned living space, with a window to front aspect and glazed double-doors to the rear, overlooking and giving access to the garden.



Kitchen 3.44m x 2.96m (11' 3" x 9' 9")

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

Bedroom One 4.90m x 3.30m (16' 1" x 10' 10")

A generous double bedroom with window to front aspect and three-door wardrobe.



Bedroom Two 4.84m x 2.73m (15' 11" x 8' 11")

Another good double with window to rear aspect.

Shower Room

Fitted with a WC, wash basin and a large shower enclosure, tiled splashbacks and window to rear aspect.

Outside

To the front of the property is an open garden with planting beds, with a driveway to the side providing off-road parking for two cars. Side pedestrian access leads to the rear garden, which has a patio area, lawn, well-stocked planting beds with mature shrubs and fencing to the boundaries.

Service Charges

As Sutton HEath is a private development there is a management company that maintains the public areas, including roads and streetlights. On this basis the Council Tax banding is accordingly an A but there is a maintenance/management fee payable. This equates to around £260 per year.

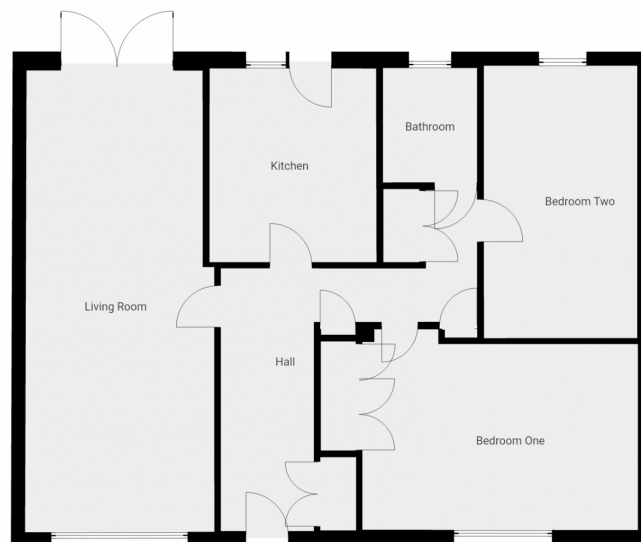
THE PROPERTY & LOCATION

A well-maintained semi-detached bungalow situated on the popular Sutton Heath development. The property comprises an entrance hall, lounge/diner, kitchen, two large double bedrooms and a shower room. There's plenty of storage, double-glazed windows, an oil-fired central heating system and off-road parking.

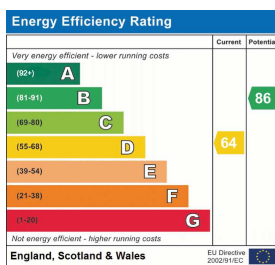
Sutton Heath is a residential area forming part of an operational RAF Barracks and as such it is within a secure area with a fenced perimeter. The area has proved very popular, with families and downsizers making the most of spacious rooms, good local amenities including a primary school and a well-stocked 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.



Address: Chequer Field, Sutton Heath, IP12 3TT

Council Tax Banding : A

Service Charge: 260

We understand from our vendor that the property is connected to mains electricity, water and drainage.

Please visit Ofcom - to view the mobile and network coverage



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