



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

CHEQUER FIELD, SUTTON HEATH, IP12 3TT

TENURE : FREEHOLD

GUIDE PRICE £280,000

- Semi-Detached Bungalow
- Two Bedrooms
- Oil-Fired Central Heating
- Beautifully Presented
- En-Suite Bathroom
- Solar Panels

THE ACCOMMODATION



Entrance Hall

With built-in storage cupboards, and doors to...

Lounge/Diner 8.20m x 3.34m (26' 11" x 10' 11")

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



Kitchen 3.42m x 2.84m (11' 3" x 9' 4")

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

Bedroom One & En-Suite 4.91m x 3.30m (16' 1" x 10' 10")

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



Bedroom Two 2.76m x 3.19m (9' 1" x 10' 6")

(Max measurements) Another good double room with built-in storage and window to rear.

Shower Room

Fitted with a walk-in shower, WC and wash basin with window to rear aspect.

Outside

To the front of the property is a good-sized garden with a number of well-stocked beds, and a driveway providing off-road parking for several vehicles. Side access leads to the rear garden, which has been landscaped with patio, well-stocked beds, a gazebo, 2 storage sheds and an area fenced off for the oil tank.

Further Information

The property benefits from solar panels to the rear, which provide a quarterly income as well as reduced bills. Further tariff information will be available in due course. Sutton Heath is a private estate and as such has a reduced council-tax banding but is subject to a monthly service charge, currently set around £23 per month.

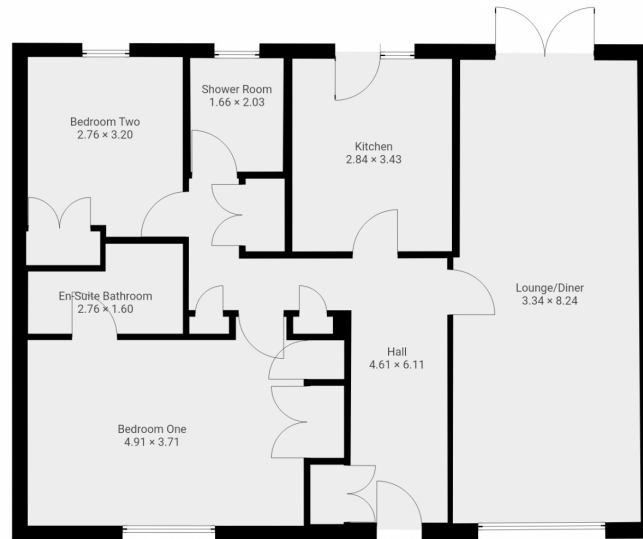
THE PROPERTY & LOCATION

A superbly presented home within the popular Sutton Heath development. The property offers spacious accommodation comprising an entrance hall, lounge/diner, kitchen, two bedrooms, an en-suite bathroom and shower room. There's a fantastic landscaped rear garden, generous driveway, oil-fired central heating and double-glazed windows.

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



Council Tax Banding : A

Service Charge: 23 pcm

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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