



FIREBRASS LANE, SUTTON HEATH, IP12 3TS

TENURE : FREEHOLD

GUIDE PRICE £260,000

- Semi-Detached Bungalow
- Two Bedrooms
- Lounge/Diner
- Conservatory
- Oil-Fired Central Heating
- No Onward Chain

THE ACCOMMODATION



Entrance Hall

With plenty of built-in storage, including a large walk-in cupboard, an airing cupboard housing the boiler and hot-water cylinder, and doors to...

Lounge/Diner $8.19m \times 3.40m$ (26' 10" x 11' 2")

(Max measurements) with window to front aspect and double doors to rear leading to the...

Conservatory $3.02m \times 2.74m$ (9' 11" x 9')

With doors leading to the garden.

Kitchen $3.46m \times 2.99m$ (11' 4" x 9' 10")

With wall and base units, work surfaces, inset sink/drainer unit, plumbing for washing machine, electric oven, hob and cooker hood, window to the rear and a door to the garden.



Bedroom One $4.90m \times 3.31m$ (16' 1" x 10' 10")

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

Bedroom Two $3.21m \times 2.74m$ (10' 6" x 9')

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

Bathroom

Fitted with a WC, wash basin and panelled bath, with window to rear aspect.

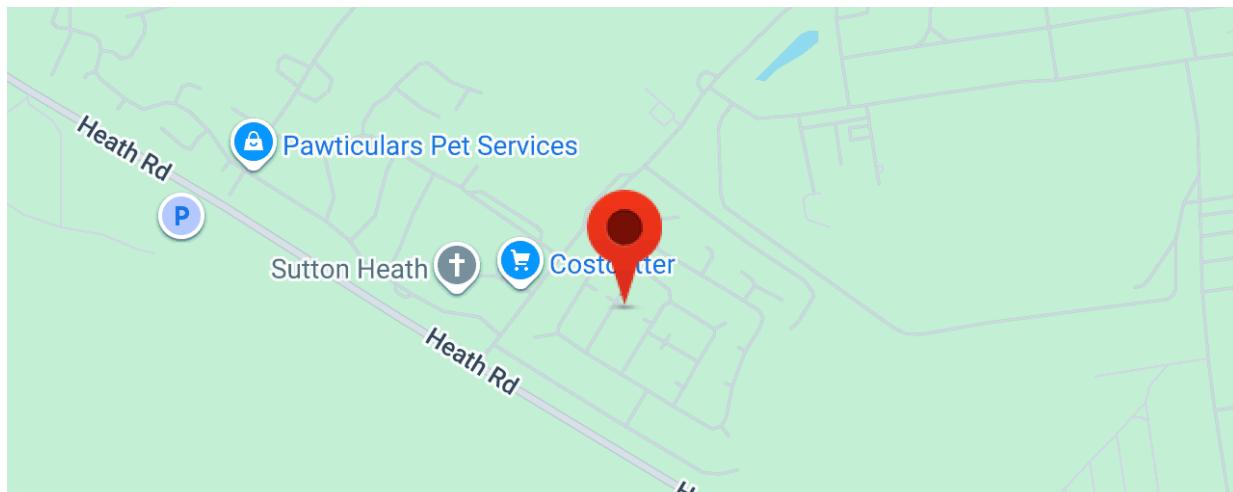
Outside

To the front of the property is a lawn and planting beds, with a driveway to the side providing off-road parking and access in to the carport, which has an up-and-over door providing further parking and is open to the rear garden, which has a patio, lawn, well-stocked beds and a storage shed.

THE PROPERTY & LOCATION

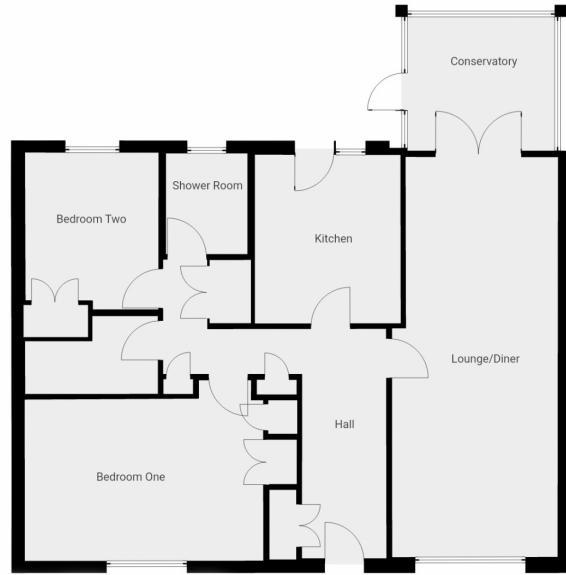
A well presented semi-detached bungalow within the popular Sutton Heath development. The property comprises an entrance hall, lounge/diner, conservatory, kitchen, two bedrooms and a bathroom. The property has oil-fired central heating, a carport and is available with no onward chain.

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

Whilst we try to be as accurate as possible with our floorplans, they are intended as a guide only and therefore should not be relied upon.



Council Tax Banding : A

Service Charge: 23 pcm

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

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