



CORNERSTONE  
RESIDENTIAL ESTATE AGENTS

FIREBRASS LANE, SUTTON HEATH, IP12 3TS

TENURE : FREEHOLD

GUIDE PRICE £260,000

- Semi-Detached Bungalow
- Lounge/Diner
- Oil-Fired Central HEating
- Two Bedrooms
- Conservatory
- 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 x 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 x 2.74m (9' 11" x 9')

With doors leading to the garden.



## Kitchen 3.46m x 2.99m (11' 4" x 9' 10")

With wall and base units, work surfaces, inset sink/drain 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 x 3.31m (16' 1" x 10' 10")

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

## Bedroom Two 3.21m x 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.

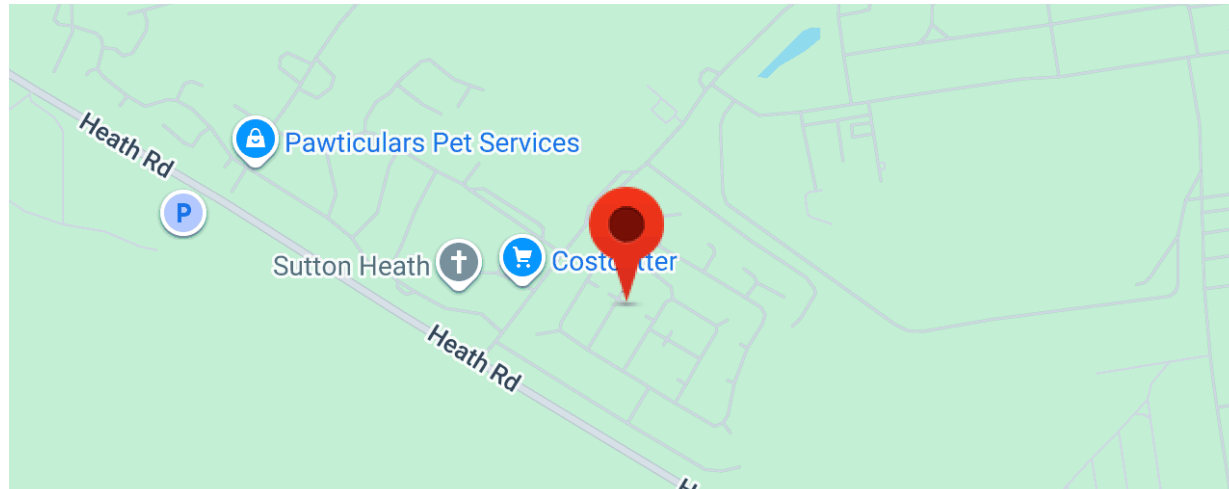
## Outside

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.

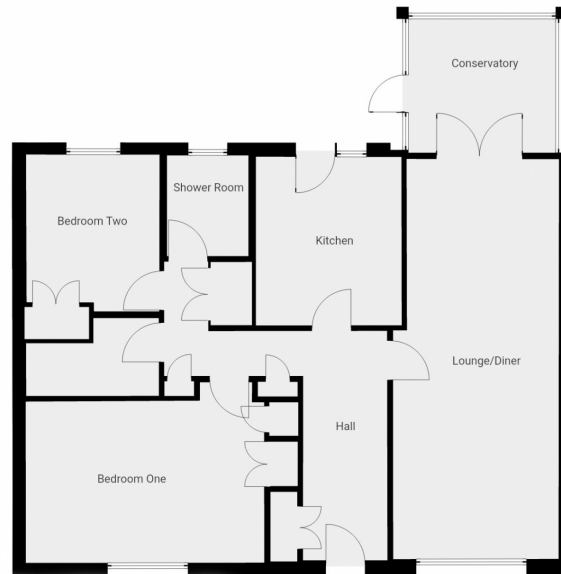
Sutton Heath is a residential area forming part of an operational RAF Barracks and as such it is within a secure area with a fenced perimeter. The area has proved very popular, with families and downsizers making the most of spacious rooms, good local amenities Including a primary school and a well-stocked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