

Woodbridge Road | Sutton | Woodbridge | IP12 3EA

Price £280,000

MORTIMERS
OF WOODBRIDGE

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- Recently Renovated Kitchen & Shower Room
- Generous Plot within Sutton
- Solar Panels

Full Description

Mortimers of Woodbridge are delighted to offer for sale this immaculately presented two-bedroom semi-detached bungalow, offered for sale with no onward chain and occupying a generous plot within the highly sought-after village of Sutton.

Having undergone a comprehensive programme of modernisation in 2024, including a newly fitted kitchen, contemporary shower room, new carpets throughout and tasteful decoration, creating a bright and welcoming home ready for immediate occupation. Further advantages include 12 Solar Panels on the roof, a spacious lounge/dining room, separate utility room, driveway parking and generous front and rear gardens.

Entrance Hall

Entering the property, the entrance hall provides access to the principal accommodation and includes an airing cupboard along with access to the insulated loft space.

















Lounge / Dining Room

19'1" x 13'2" (5.82m x 4.01m)

Positioned to the front of the property, this generously proportioned reception room is flooded with natural light from three front-facing windows, creating a bright and comfortable living and dining space with ample room for both seating and entertaining.

Kitchen

10'9" x 9'10" (3.28m x 3m)

The modern fitted kitchen comprises of a range of matching wall and base units with complementary work surfaces and tiled splashbacks.

Integrated appliances include an oven with hob and extractor hood above, whilst there is additional space for further white goods.

Two rear-facing windows provide excellent natural light, with inset ceiling spotlights, contemporary flooring and access through to the utility room.

Utility Room

7'0" x 5'0" (2.13m x 1.52m)

A practical addition to the home, the utility room offers space and plumbing for a washing machine together with additional storage potential. A door provides direct access to the rear garden, making it ideal for everyday family living.

Bedroom One

12'0" x 9'11" (3.66m x 3.02m)

A spacious double bedroom positioned to the front of the property, enjoying pleasant views over the front garden.

Bedroom Two

9'11" x 7'2" (3.02m x 2.18m)

Overlooking the rear garden, the second bedroom is another well-proportioned room, perfectly suited as a guest bedroom, nursery or home office.

Shower Room

Recently refitted, the contemporary shower room comprises a walk-in shower with fully tiled surround, low-level WC and wash hand basin, complemented by inset ceiling spotlights, an extractor fan and tiled flooring.

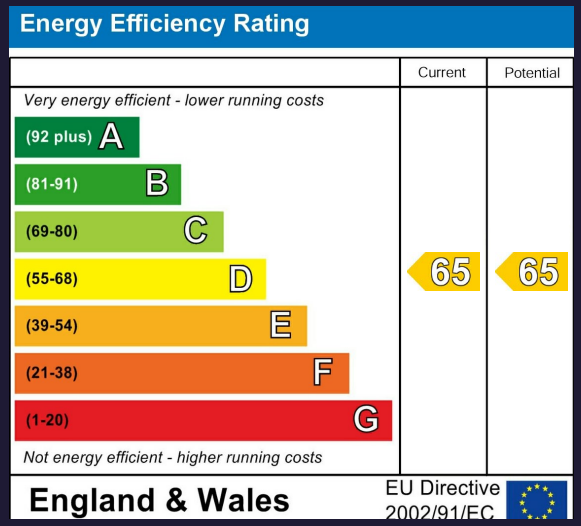
Exterior

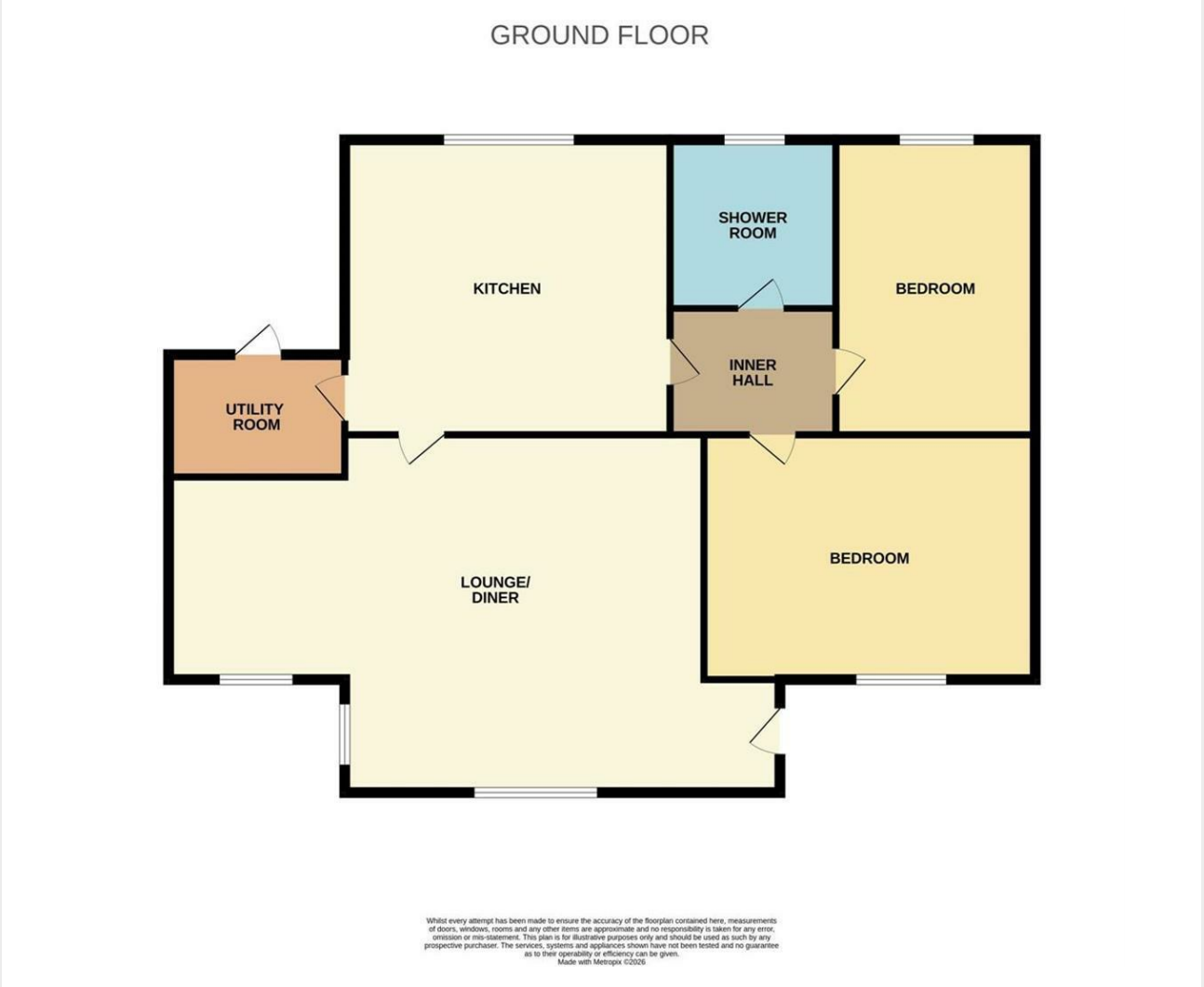
The property occupies a generous plot with gardens to both the front and rear. The front garden is predominantly laid to lawn, whilst a driveway to the side provides convenient off-road parking for ample vehicles.

To the rear, the enclosed garden is mainly laid to lawn, offering an excellent blank canvas for keen gardeners or those looking to create an attractive outdoor entertaining space.

In recent times the current owner has planted a variety of fruit trees towards the end, along with creating raised beds for planting, and the introduction of some planted boarders and paved patio areas. The oil tank is neatly positioned on a concrete base.







Council Tax Band **B** EPC Rating **D**

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