



FIREBRASS LANE, SUTTON HEATH, IP12 3TS

TENURE : FREEHOLD

GUIDE PRICE £250,000

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

THE ACCOMMODATION



Lounge/Diner $8.20m \times 5.21m$ (26' 11" x 17' 1")
(max measurements of L-Shaped room) A large open plan living area with built-in storage, window to front aspect and glazed double-doors overlooking and giving access to the rear garden.

Kitchen $3.43m \times 3.00m$ (11' 3" x 9' 10")
Fitted with a range of wall and base cabinets, work surfaces over, electric oven, hob and cooker hood, inset sink/drainer unit, built-in fridge and freezer, dishwasher, plumbing for washing machine and door leading to the rear garden.

Inner Hallway

With large walk-in storage cupboard, two further cupboards, airing cupboard housing oil-fired boiler, doors lead to...

Bedroom One $4.90m \times 3.31m$ (16' 1" x 10' 10")
A large double bedroom with built-in wardrobes and window to front aspect.



Bedroom Two

$3.20m \times 2.73m$ (10' 6" x 8' 11")
Another double room with window to rear aspect and built-in wardrobe.

Bathroom

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

Outside

To the front of the property are planting beds and a path to the front door and to the side is a driveway providing off road parking and gated access to the rear garden, which has a lawn, patio, planting beds, a wooden shed and further pre-fabricated storage shed.

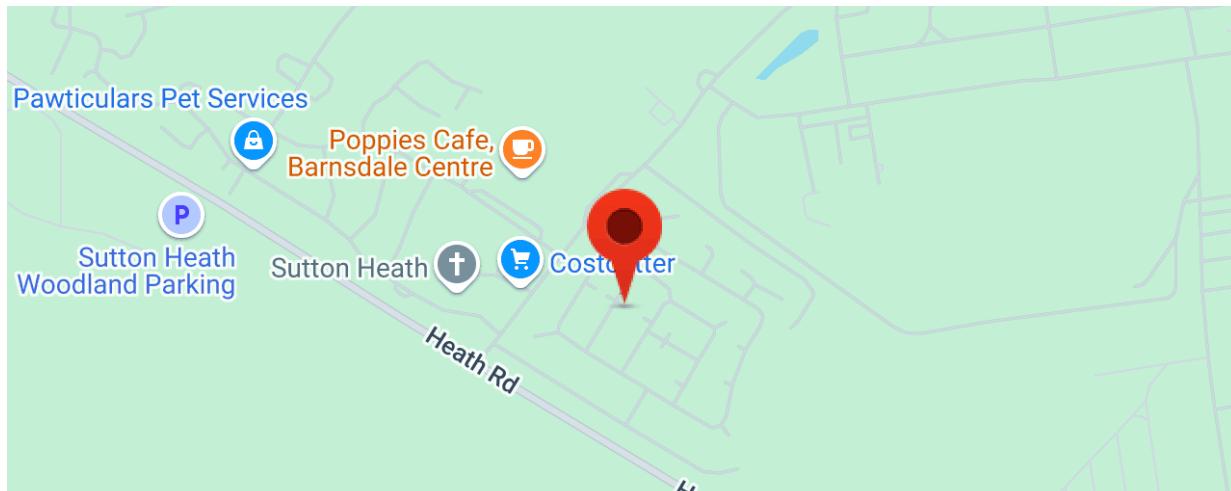
Agents Note

The Sutton Heath development is privately managed and therefore there is a service charge to cover the maintenance of the roads and shared facilities, which equates to around £240 per year. In compensation, the council tax is accordingly lower!

THE PROPERTY & LOCATION

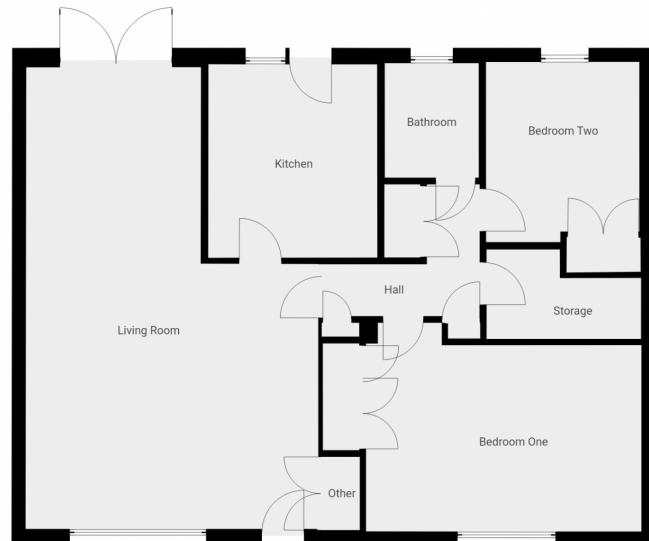
A well-maintained semi-detached bungalow situated on the popular Sutton Heath development. The property comprises a lounge/diner, kitchen, two double bedrooms and a bathroom. There's plenty of storage, double-glazed windows, an oil-fired central heating system and off-road parking.

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.

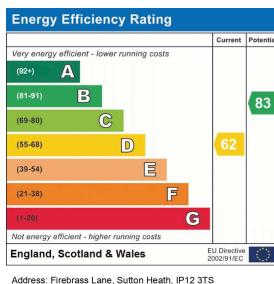


TO ARRANGE A VIEWING OF THIS PROPERTY OR

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.



Council Tax Banding : A

Service Charge: 260 pa

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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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