



**Easton Road, Sutton Heath Woodbridge IP12 3TD**

**welcome to**

**Easton Road, Sutton Heath Woodbridge**

Conveniently located for both the local primary school, children's centre and shopping facility, is this delightful, two bedroom, semi-detached bungalow, offering well presented accommodation.



### **Entrance Hall**

With oak effect flooring, cloaks cupboard, door opening to...

### **Lounge**

20' 1" x 15' 11" ( 6.12m x 4.85m )

Double glazed window to the front, two vertical wall hung radiators, TV point, electric fireplace.

### **Kitchen / Diner**

20' 5" x 11' 4" ( 6.22m x 3.45m )

Stunning open plan kitchen/diner perfect for entertaining, with a large, fitted, breakfast bar. Open arch leading through to the conservatory, double glazed window to the rear, double glazed door leading through to the garden. Oak effect flooring throughout, radiator and a vertical wall hung radiator, suspended lights over the dining space and breakfast bar.

### **Kitchen Area**

The kitchen itself benefits from wall and base mounted units in white, with oak effect worktops. A ceramic, white, one and a half bowl sink and drainer, with chrome mixer tap. Integrated oven, microwave, fridge/freezer, electric hob with extractor hood, tiled splashback.

### **Conservatory**

12' 3" x 9' 9" ( 3.73m x 2.97m )

Double glazed windows to side and rear and patio doors leading through to the garden. Grey wood effect flooring, electric radiator, all weather roof,

### **Utility Room / Garden Room**

Loft hatch, grey wood effect flooring, fitted worktop, space for appliances.

### **Inner Hall**

Airing cupboard, doors to...

### **Master Bedroom**

16' x 11' 1" ( 4.88m x 3.38m )

Double glazed window to the front, radiator, triple built-in wardrobe

### **Bedroom Two**

10' 8" x 8' 11" ( 3.25m x 2.72m )

Double glazed window to the rear, radiator.

### **Shower Room**

Modern shower room, with a fitted shower with glass enclosure and multiple showerheads, low level WC, vanity sink, grey wood effect flooring, chrome heated towel rail, part tiled walls, extractor fan.

### **Store**

9' 3" x 5' 3" ( 2.82m x 1.60m )

### **Outside Front Garden**

Comprising of a lawned area, with mature flowerbeds, a pathway to the front door and driveway to the side, providing parking. Side access gate leading through to the...

### **Rear Garden**

Beautifully landscaped, un-overlooked, south facing garden, benefiting from a block paved, wrap around seating area with canopy, a pathway leading through to the rear of the garden. Oil tank and enclosed border. Access to a large cabin, lights and outside tap. The remainder of the garden is laid to lawn, with flower beds, borders and a raised planter. There is also a greenhouse and brick shed for additional storage.

### **Cabin**

With power and light. Was originally used as a games room, but could also be used as additional storage or as a home office.



**view this property online** [williamhbrown.co.uk/Property/WBG109356](http://williamhbrown.co.uk/Property/WBG109356)



welcome to

## Easton Road, Sutton Heath Woodbridge

- Beautifully Presented Bungalow
- Two Large Double Bedrooms
- Modern Shower Room
- Large Open Plan Kitchen
- Beautifully Landscaped, South Facing, Rear Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers over

**£280,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WBG109356](http://williamhbrown.co.uk/Property/WBG109356)



Property Ref:  
WBG109356 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01394 380280**



Woodbridge@williamhbrown.co.uk



16 Church Street, WOODBRIDGE, Suffolk,  
IP12 1DH



**williamhbrown.co.uk**