



**CORNERSTONE**  
RESIDENTIAL ESTATE AGENTS

**GREENWAYS, SUTTON HEATH, WOODBRIDGE,  
IP12 3TR**

**TENURE : FREEHOLD**

**GUIDE PRICE £315,000**

- Spacious Bungalow
- Large Conservatory
- Bathroom & Shower Room
- 26' Living/Dining Room
- Three Double Bedrooms
- Oil Fired Central Heating



# THE ACCOMMODATION



## Porch

Double glazed to three aspects, door to...

## Living/Dining Room 26' 11" max (15' 5 min) x 17' 4" (8.20m x 5.28m)

Double glazed window to front, double glazed doors to rear leading into the conservatory, built-in double cupboard, two radiators, open to inner hallway and door to...



## Kitchen 11' 2" x 9' 8" (3.40m x 2.95m)

Double glazed window and door to rear into conservatory, fitted wall and base units, single sink and drainer, built-in oven and hob with filter hood over, space for fridge/freezer, washing machine, dishwasher and tumble drier.

## Conservatory 15' 6" x 10' 8" (4.72m x 3.25m)

Recessed lighting, double glazed to three aspects, single door to one side, double doors opposite leading out to the garden, tiled floor, radiator and under-floor heating



## Inner Hallway

Built-in airing cupboard housing boiler and hot water cylinder, two shallow cupboards (one double) and doors to...

## Bedroom One 12' 4" x 12' 1" (3.76m x 3.68m)

Double glazed window to front, double built-in wardrobe, built-in cupboard and radiator.

## Bedroom Two 13' 10" x 9' 2" (4.22m x 2.79m)

Two double glazed windows to rear, radiator.

## Bedroom Three 12' 2" max (9' 11 min) x 9' 11" (3.71m x 3.02m)

Box bay window to front and radiator.

## Bathroom

Double glazed window to rear, bath with shower over, wall mounted wash basin, WC, heated towel rail.

## Shower room

Double shower cubicle, wall mounted wash basin, WC.

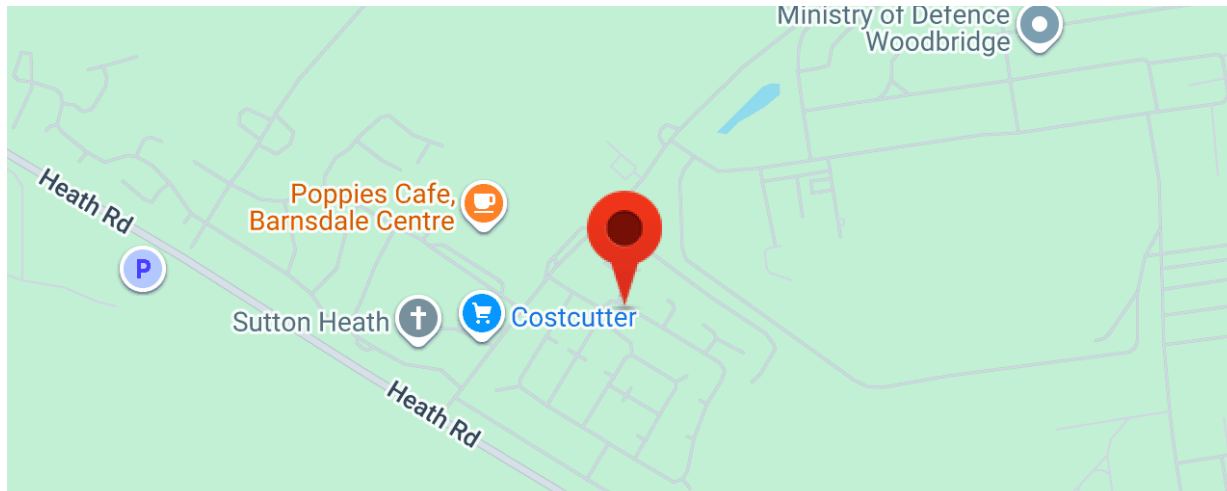
## Outside

There is a lawned area to the front of the property with a driveway to the side and a gate leading round to the rear. The rear garden has been thoughtfully laid out with a patio area benefitting from a fixed gazebo, steps leading up to the main garden area which has a slate pathway winding through artificial grass leading to further paved areas, flower and shrub beds, oil tank (hidden behind fences) and all enclosed by fencing making for a very private and relaxing garden.

## THE PROPERTY & LOCATION

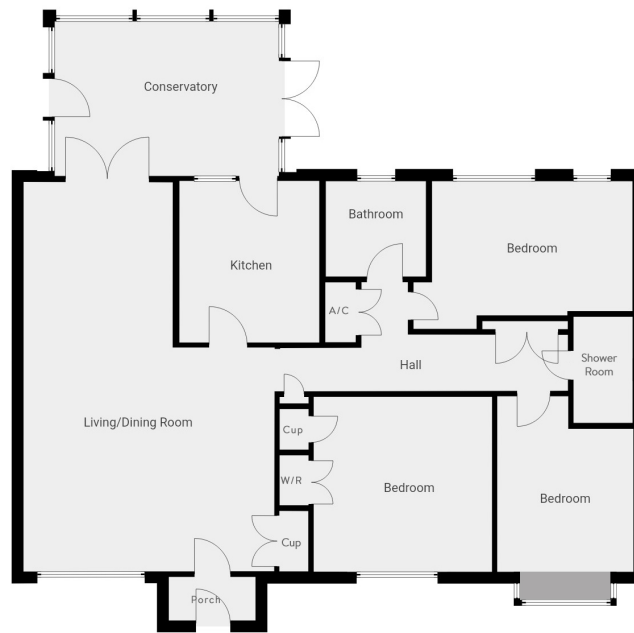
A spacious, superbly presented and altered three bedroom semi detached bungalow on the popular Sutton Heath development. The bungalow has a large living/dining room, kitchen, large conservatory and three double bedrooms with bathroom and additional shower room added. There are generous gardens front and rear with the latter again beautifully presented.

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 and be as accurate as we can with our floorplans, they are for guidance only and should not be relied upon.



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