



STEPHENSON BROWNE

## Sutton Avenue, Heritage Park

ST5 6TA



**£1,175 PCM**

## Description

Located in the highly regarded and sought-after Heritage Park development, this modern three-bedroom detached house on Sutton Avenue offers a perfect blend of contemporary living and comfort. As you enter, you are welcomed into a spacious reception room that provides an ideal space for relaxation and entertaining guests.

There is a good sized dining kitchen, with patio doors onto the enclosed garden and patio area, perfect for those who enjoy cooking and socialising, making it a delightful hub for everyday life.

The master bedroom is a true highlight, featuring an ensuite bathroom and a generous walk-in wardrobe, providing both privacy and ample storage. The additional two bedrooms are well-proportioned, making them suitable for family members or guests.

The property also benefits from driveway parking, offering convenience for residents and visitors alike.

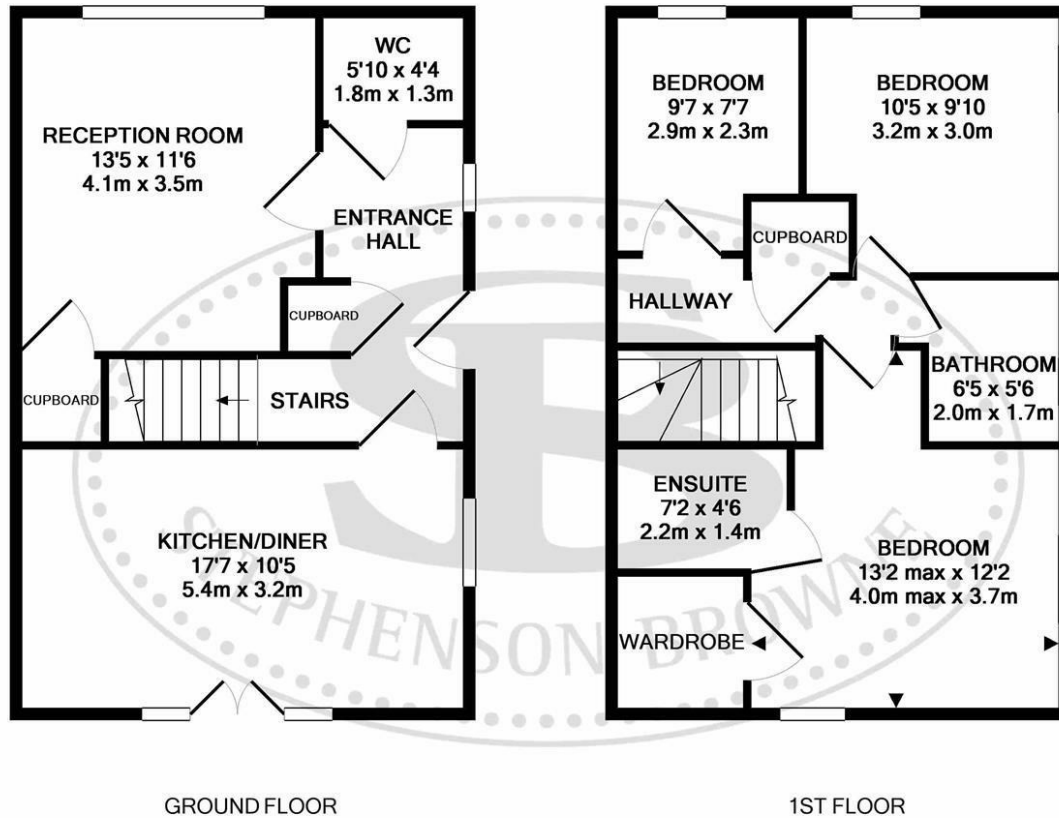
This home is ideal for families or professionals seeking a modern lifestyle in a desirable location. With its thoughtful design and quality finishes, this property is not to be missed. Come and experience the charm of Heritage Park living for yourself. Available April 2026.



## Viewing

Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.

# Floorplans



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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# Area Map



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>78</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	

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