



Chequer Field, Sutton Heath, Woodbridge, IP12 3TT

Price £260,000 Freehold

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Part of the Your Ipswich Group

# Chequer Field, Sutton Heath, Woodbridge, IP12 3TT

NO ONWARD CHAIN - An ideal opportunity to secure this 3 bedroom semi-detached bungalow situated on the Sutton Heath development just 5 miles from Woodbridge, Sutton Heath is a private development with local convenient store and primary school serving the local community. The bungalow comprises entry hall, spacious lounge/dining, formal dining, kitchen, 3 double bedrooms and bathroom, the property is double glazed, oil fired heating, parking for 3/4 cars in tandem front and rear gardens.

BOOK YOUR APPOINTMENT TO VIEW.

## ENTRANCE HALL

Door into entrance hall, cupboard housing solar panels inverter, double doors into lounge/dining.

## LOUNGE/DINING

17' 1" max x 15' 6" max (5.21m x 4.72m) Laminated flooring, radiator, log burner, double glazed window to front aspect, double doors into dining room, doors to kitchen and hallway.

## DINING ROOM

11' 1" x 10' 2" (3.38m x 3.1m) Laminate flooring, radiator, double glazed patio doors to rear aspect.

## KITCHEN

11' 2" x 9' 7" (3.4m x 2.92m) Comprising eye level and matching base units with roll edge work tops, electric 4 ring hob with stainless steel extractor hood, wall oven and grill, stainless steel sink & drainer with swan neck mixer tap, plumbing for washing machine, space for fridge freezer, , double glazed door and window to rear aspect, tiled flooring.

## HALLWAY

From lounge/dining room, laminate flooring, built in storage cupboard plus a further 2 door built in storage cupboard, cupboard housing floor mounted oil fired boiler, doors to bedrooms and bathroom.

## BEDROOM 1

12' 3" x 12' 1" (3.73m x 3.68m) Carpeted flooring, radiator, 3 door built in wardrobe, double box bay window to front aspect.

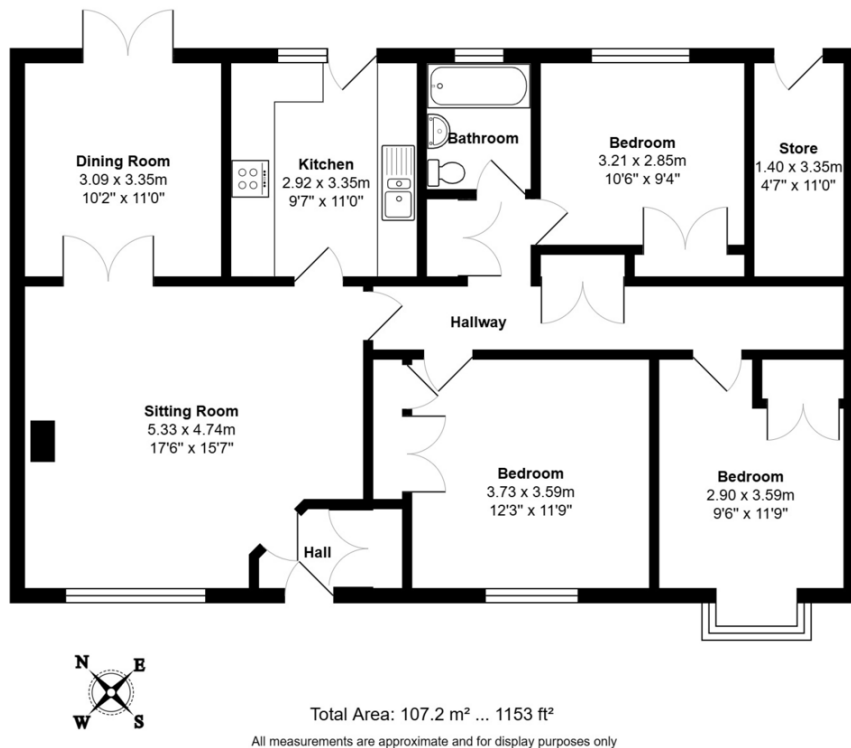
## BEDROOM 2

12' 1" x 9' 6" (3.68m x 2.9m) Carpeted flooring, radiator, 2 door built in wardrobe, double glazed window to front aspect.

## BEDROOM 3

10' 5" x 9' 11" (3.18m x 3.02m) Carpeted flooring, radiator, 2 door built in wardrobe, double glazed window to rear aspect.





### BATHROOM

6' 8" x 5' 5" (2.03m x 1.65m) Comprising low level WC, wash hand basin and bath, double glazed window to rear aspect, extractor fan, radiator, tiled flooring.

### WALK IN STORAGE CUPBOARD UNDER MAIN ROOF

Accessible from the rear garden with plumbing for washing machine.

### OUTSIDE

Tandem off road parking for 3-4 cars, front garden is laid to lawn, side path leading to gate into rear garden, fenced oil tank, Paved patio plus further raise paved patio area, remainder of garden is laid to larch stones, walk in storage cupboard, all enclosed by fencing.

### SERVICE CHARGE

There is a service charge for the upkeep of the development for public area's street lighting and roads.

### COUNCIL TAX

East Suffolk Council  
Council Tax Band (B) £1,678.81

### NEAREST SCHOOLS

Sandlings Primary School & Farlingaye High School.

### SERVICES

We understand all mains services are connected (EXCEPT FOR

MAINS GAS) the property has oil fired boiler for heating and hot water.

### SOLAR PANEL

We understand the solar panels on the roof are owned, we are just waiting confirmation.

### DIGITAL MARKETS, COMPETITION AND CONSUMER ACT 2024 (DMCC)

Your Ipswich Ltd has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with the Digital Markets, Competition and Consumer Act 2024 (DMCC), which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase, please contact us and we will make every effort to be of assistance.

Your Ipswich Ltd, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Your Ipswich Ltd confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Your Ipswich Ltd. Referral commission (where received) is in the range of £60 to £200.

#### AGENT'S STAMP DUTY NOTE

Please be advised that as of the 1st of April 2025, the government is changing the stamp duty and land tax structure on all residential purchases, which may affect the cost of stamp duty and land tax for your property purchase.

As of the 1st of April 2025, stamp duty and land tax will become due on all residential purchases of £125,000 or more. First time buyers will be required to pay stamp duty and land tax on all purchases of £300,000 or more.

If you are purchasing a second home, you will also be required to pay an additional 5% stamp duty and land tax.

#### BROADBAND & MOBILE PHONE COVERAGE

Broadband- To check the broadband coverage available in the area go to

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone- To check mobile phone coverage in the area go to

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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| Chequer Field<br>Sutton Heath<br>WOODBIDGE<br>IP12 3TT | Energy rating | Valid until: 30 June 2035                    |
|  | <b>B</b>      | Certificate number: 2071-5271-7151-0681-1436 |



**VIEWING STRICTLY BY APPOINTMENT  
THROUGH YOUR IPSWICH LTD**

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