



**2 Cavenham Road  
Tuddenham, Suffolk**

**DAVID  
BURR**



## 2 Cavenham Road, Tuddenham IP28 6SE

Tuddenham is an attractive village with a public house, church, village hall and the highly regarded Tuddenham Mill Restaurant. The historic racing town of Newmarket is about 9.4 miles away and the market town of Bury St Edmunds approximately 9.3 miles, both offering an array of amenities including pubs, shops, restaurants, hotels, sports facilities schools, colleges and racecourses.

An abundantly charming and characterful two-bedroom cottage boasting stunning countryside views within the popular village of Tuddenham. The property enjoys period-features at each turn including exposed beams, an archers-window and a broad inglenook fireplace. The versatile accommodation can be freely adjusted to suit various styles of living. Externally offering a driveway providing parking for several vehicles and a mature and spacious rear garden.

### **A wonderfully presented and versatile two-bedroom cottage with unrivalled views across open countryside.**

**SITTING ROOM** An impressive room with windows to front and rear aspects, exposed beams and a broad inglenook fireplace with an inset woodburning stove.

**KITCHEN** A quaint kitchen with fitted units and drawers with oak worktops over and an inset butler sink. A walk-in pantry cupboard fitted with shelving on each side. Space and plumbing for appliances, tiled floor, windows to rear aspect and a door leading to the rear garden.

**DINING ROOM** Window to rear aspect and exposed wooden floorboards.

**UTILITY ROOM** Fitted units with worktops over and space and plumbing for appliances. Exposed original floor tiles, window to front aspect and a door leading to and from the driveway.

#### **First Floor**

**LANDING / STUDY** A deceptively large space with two windows to front aspect, one of which being an old archers-window and exposed wooden floorboards.

**BEDROOM 1** With exposed beams, loft access and open to the:

**DRESSING ROOM** Window to both side and rear aspects.

**BEDROOM 2** Fitted wardrobe and window to rear aspect.

**BATHROOM** Fitted with a shower cubicle, bath, vanity sink unit and WC. Additionally fitted storage and windows to front and side aspect.

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### Outside

The front of the property enjoys driveway parking for two vehicles. The generously sized rear garden is prominently lawned with a paved terrace and a wonderful selection of mature trees, plants and shrubs.

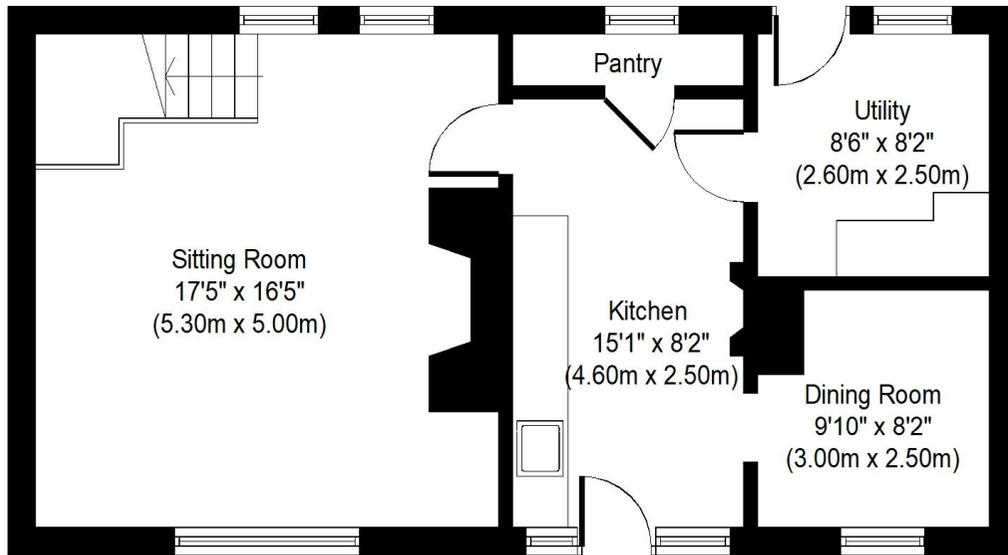
**SERVICES** Oil fired central heating. Mains drainage, water and electricity. Note, none of these have been tested by the agent.

**LOCAL AUTHORITY** West Suffolk District Council.

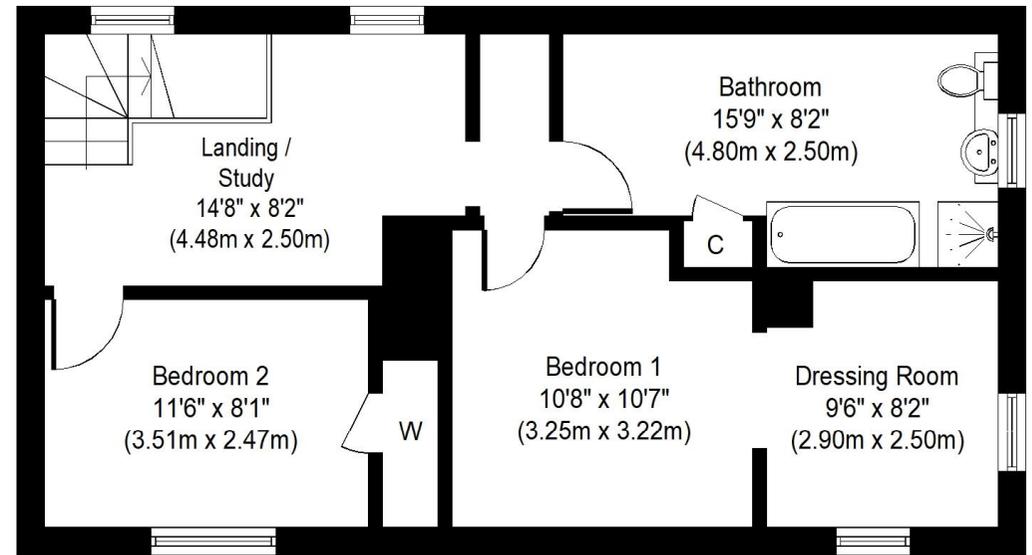
**EPC** E.

**VIEWING** by prior appointment only through David Burr estate agents.





**Ground Floor**  
**Approximate Floor Area**  
**588 Sq. ft.**  
**(54.6 Sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**588 Sq. ft.**  
**(54.6 Sq. m.)**

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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

