



25 Cavenham Road
Tuddenham, Suffolk

DAVID
BURR



25 Cavenham Road, Tuddenham, Suffolk 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.

A well-presented and deceptively spacious three-bedroom home boasting a large plot in the hugely sought after village of Tuddenham. The property boasts light and well-presented accommodation throughout including an entrance hall, sitting room, dining room, kitchen, bathroom and three double-sized bedrooms. Externally offering driveway parking with large front and rear gardens.

A well presented three-bedroom home in Tuddenham with a large plot.

SITTING ROOM With a reclaimed cast-iron feature fireplace and window to front aspect.

DINING ROOM Exposed floorboards and French doors leading to the rear garden.

KITCHEN A stylishly fitted kitchen with fitted units and drawers with oak worktops over and an inset butler sink. Space for appliances, window to rear aspect, additional storage and a utility cupboard with space and plumbing for appliances.

BATHROOM Windows to both side and rear aspects with a bath and shower over, WC and vanity sink unit.

First Floor

LANDING Window to side aspect and loft access.

MASTER BEDROOM Two windows to front aspect and a feature fireplace.

BEDROOM 2 Fitted wardrobe and window to rear aspect.

BEDROOM 3 Window to rear aspect.

Outside

The front section of the external space is mainly lawned with two paved seating areas and space to park several cars. The rear garden is also predominately lawned with a gravelled seating area and a brick-built store.

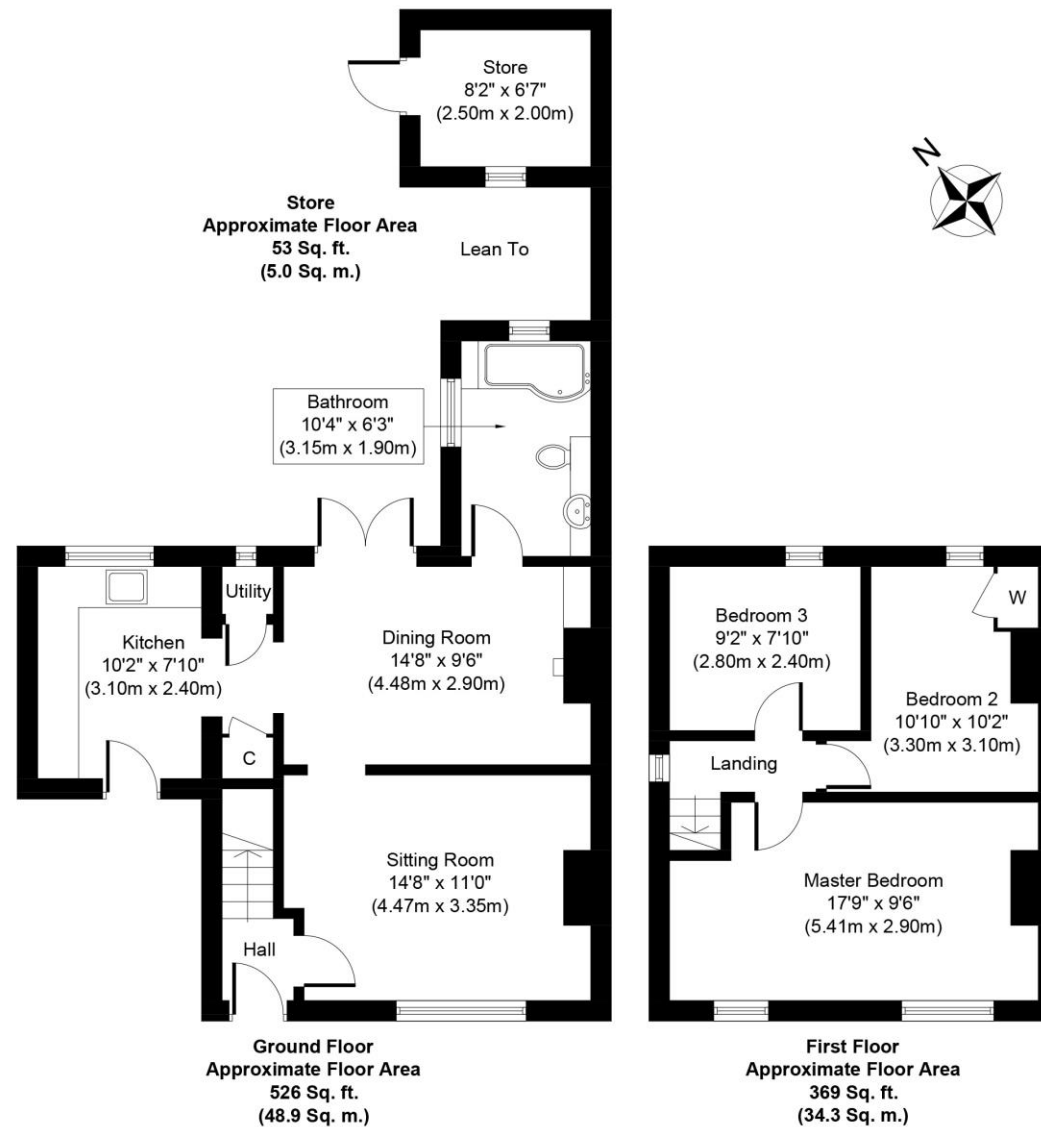
SERVICES Oil fired central heating. Mains water, drainage and electricity. Note, none of these have been tested by the agent.

LOCAL AUTHORITY West Suffolk District Council.

EPC D.

VIEWING by prior appointment only through David Burr estate agents.

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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.

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