



**28 High Street
Tuddenham**

**DAVID
BURR**



28 High Street, Tuddenham, Suffolk IP28 6SA

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 deceptively spacious and well-presented three-bedroom house situated within the heart of this thriving and popular Suffolk village. The property boasts well-proportioned and extended accommodation measuring in excess of 1,100 sq.ft and consisting of a sitting/dining room, kitchen, utility room, three double sized bedrooms and two bathrooms. Externally offering driveway parking for several vehicles, a detached single garage and an established rear garden.

A three-bedroom house in Tuddenham boasting driveway and garage parking.

ENTRANCE HALL Door to front aspect and stairs rising to the first floor.

SITTING / DINING ROOM Windows to front and side aspects, understairs storage and a woodburning stove.

KITCHEN A stylishly fitted kitchen with fitted units and drawers with worktops over and an inset sink and drainer. Integrated appliances include a double oven, hob and extractor with further space and plumbing for free standing appliances. Tiled floor, window to side aspect and door leading to the side aspect.

UTILITY ROOM Window to side aspect, fitted storage and space and plumbing for appliances.

BATHROOM Extensively tiled with a bath, vanity sink unit, heated towel rail, WC, fitted storage and a window to side aspect.

First Floor

LANDING Window to side aspect and loft access.

MASTER BEDROOM Window to front aspect and an **ENSUITE** which is extensively tiled with a shower cubicle, wash hand basin, WC and window to side aspect.

BEDROOM 2 Window to rear aspect.

BEDROOM 3 Window to rear aspect.

Outside

There is driveway parking to the rear of the property for several vehicles that in turn provides access to the **DETACHED SINGLE GARAGE**. The rear garden is predominately lawned with a paved terrace and a wonderful selection of established trees, shrubs and plants throughout.

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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.

COUNCIL TAX BAND C.

TENURE Freehold.

WHAT3WORDS clef.wanted.slick

EPC tbc.

VIEWING by prior appointment only through David Burr estate agents.





Ground Floor
Approximate Floor Area
730 sq. ft.
(67.9 sq. m.)

First Floor
Approximate Floor Area
415 sq. ft.
(38.5 sq. m.)

Garage
Approximate Floor Area
151 sq. ft.
(14.0 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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.

