



**14 The Green  
Tuddenham**

**DAVID  
BURR**



# 14 The Green, Tuddenham, Suffolk IP28 6SD

Tuddenham is a particularly attractive Suffolk village with a hugely desirable restaurant (Tuddenham Mill), village hall, church and a fantastic farm shop. The village playing fields host multiple popular sports clubs and a playground. Cavenham Heath is a short stroll down a peaceful lane and is a designated area of special scientific interest which provides scenic and unspoilt walks. 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 idyllically positioned and incredibly well-presented three-bedroom house measuring in excess of 1,100 sq.ft boasting a beautiful setting looking across to the village pond in the vastly popular Suffolk village of Tuddenham. The property boasts spacious rooms throughout consisting of a particularly large kitchen/dining room, sitting room, three bedrooms and a bathroom. Externally enjoying driveway parking, a single garage and particularly well-presented wrap-around gardens, that predominately face south.

## A three-bedroom house measuring over 1,100 sq.ft in a truly beautiful setting in Suffolk.

**SITTING ROOM** With solid oak flooring, an inset woodburning stove, fitted shelving, windows to side and rear aspects and a door leading to the rear garden terrace.

**KITCHEN / DINING ROOM** A large and impressive space with a stylish and bespoke fitted kitchen with white composite worktops over and an inset butler sink and drainer. Space and plumbing for various appliances, tiled floor, separate utility space, ample dining space, windows to side aspect and a door leading out to the driveway.

### First Floor

**LANDING** Window to side aspect, an airing cupboard and loft access.

**MASTER BEDROOM** Fitted wardrobes and a window to rear aspect.

**BEDROOM 2** Window to front aspect.

**BEDROOM 3** Window to side aspect.

**BATHROOM** Extensively tiled with a bath and shower over, an antique vanity sink unit with a stone worktop, WC, heated towel rail and windows to front and side aspects.

### Outside

The property is approached via the gravel driveway that provides parking for two vehicles and access to the **SINGLE GARAGE**. The main section of the rear garden is largely south-facing and predominately lawned with a paved terrace, raised flower/vegetable beds and established hedging. The remaining garden wraps the side of the property and is largely lawned.

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

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**LOCAL AUTHORITY** West Suffolk District Council.

**COUNCIL TAX BAND C.**

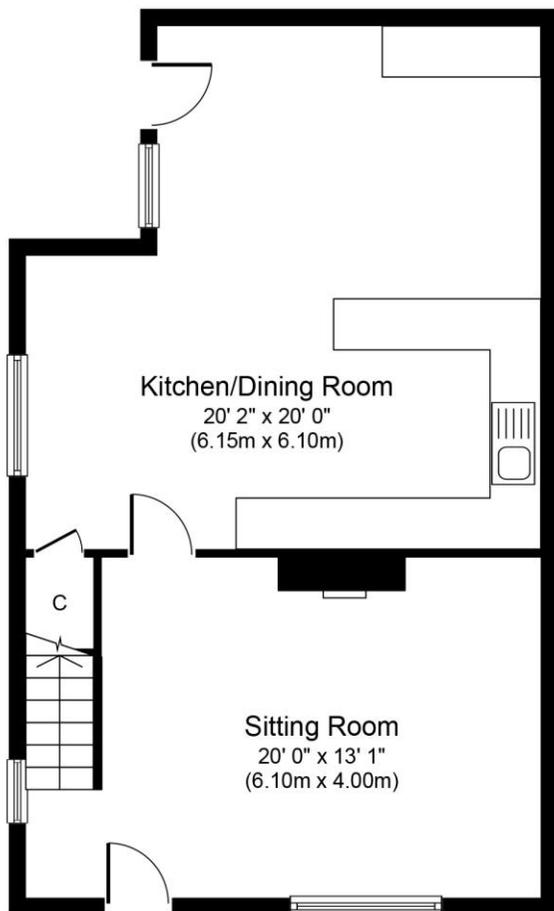
**TENURE** Freehold.

**WHAT3WORDS** hungry.sleepless.repayment

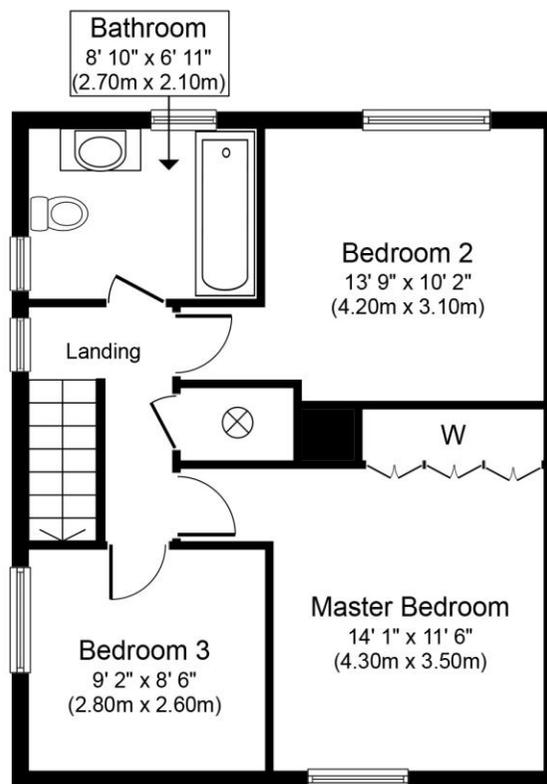
**EPC** tbc.

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

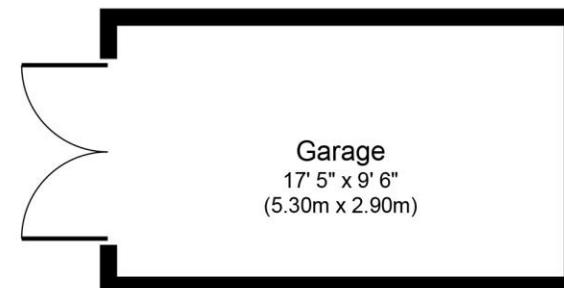




**Ground Floor**  
**Approximate Floor Area**  
**628 sq. ft.**  
**(58.3 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**496 sq. ft.**  
**(46.1 sq. m.)**



**Garage**  
**Approximate Floor Area**  
**168 sq. ft.**  
**(15.6 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. 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.

