



**36 High Street
Tuddenham**

**DAVID
BURR**



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 charming, flint two-bedroom cottage situated within the heart of this thriving and popular Suffolk village. The property boasts well-proportioned and extended accommodation measuring in over 1,000 sq. ft with fantastic original period features and consisting of a sitting room, dining room, kitchen, outside utility room, two double sized bedrooms and a family bathroom. Externally offering, a large patio area, established rear garden, detached summer house, and shed.

An immaculately presented and spacious two-bedroom cottage in the heart of Tuddenham measuring over 1,000 sq.ft.

Ground Floor

SITTING ROOM Front door entering in with windows to the front and side aspect. Exposed brick fireplace with inset wood burning stove and a built-in storage cupboard.

DINING ROOM Window to the side aspect with open exposed brick fireplace. Built in shelving and stairs rising to the first floor. Storage cupboard underneath.

KITCHEN A stylish fitted kitchen with matching base and wall units as well as tiled backsplash. Worktops over with inset sink and drainer. Free standing cooker with 4-ring burner and extractor hood above. Space for additional freestanding appliances with window to the side aspect.

BATHROOM A modern space, extensively tiled with a bath, separate shower cubicle, vanity sink unit, heated towel rail, WC, and window to side aspect.

First Floor

LANDING With window to side aspect and airing cupboard.

BEDROOM 1 Spacious room with window to front aspect and built in storage cupboard.

BEDROOM 2 Window to rear aspect and loft access hatch.

OUTSIDE UTILITY Useful space with light and power, as well as space and plumbing for freestanding appliances.

Outside

Having a south westerly aspect, the rear garden is predominantly lawned with a paved terrace and wooden pergola providing a perfect space for outdoor dining. There is also a wonderful selection of shrubs and several fruit trees to complete the planting of the garden. At the rear there is a further seating area, as well as a summer house and shed to complete the space.

36 High Street, Tuddenham, Suffolk IP28 6SA

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.

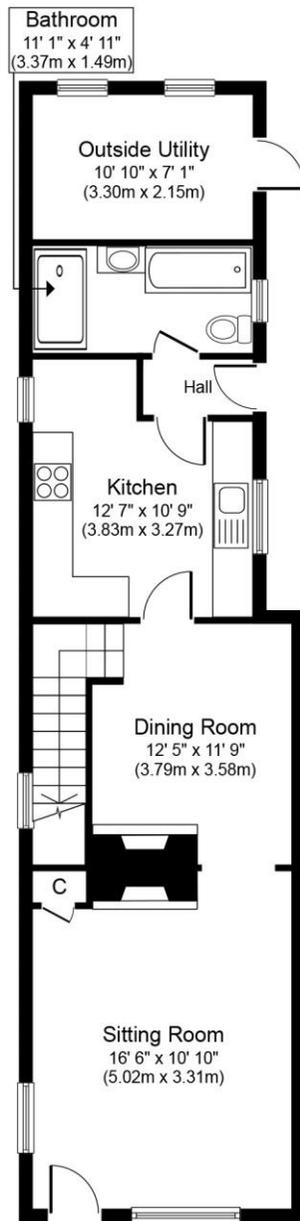
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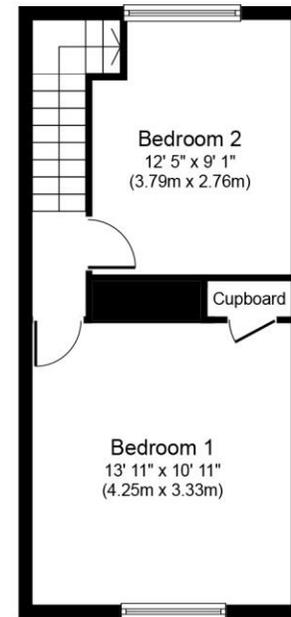
VIEWING by prior appointment only through David Burr estate agents.

AGENTS NOTES The property benefits from a right of access through the neighbouring garden for bin access. There is also the potential for the acquisition of parking to the rear of the property by separate negotiation.





Ground Floor
Approximate Floor Area
643 sq. ft.
(59.7 sq. m.)



First Floor
Approximate Floor Area
363 sq. ft.
(33.7 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.

