



**16 The Green  
Tuddenham, Suffolk**

**DAVID  
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# 16 The Green, Tuddenham, Bury St. Edmunds, Suffolk, IP28 6SD

Tuddenham is an attractive village with a public house, two café's, a farm shop, church, village hall and the highly regarded Tuddenham Mill Restaurant. The historic racing town of Newmarket is about 9 miles away and the market town of Bury St Edmunds also approximately 9 miles, both offering an array of amenities including pubs, shops, restaurants, hotels, sports facilities schools, colleges and racecourses.

This impressive and well-presented four-bedroom detached home offers over 1,700 sq. ft. of spacious living accommodation, spread across two floors. The ground floor features an open-plan kitchen/breakfast room, perfect for entertaining, along with two further reception rooms providing versatile living spaces. Upstairs, you'll find four double bedrooms and a family bathroom. The property offers fantastic potential for further enhancement and extension (STPP), with expansive front and rear gardens that overlook the picturesque grounds of Tuddenham Cricket Club at the rear.

## A substantial and well-presented four-bedroom detached family home, nestled in this quiet lane of the well sought after village of Tuddenham.

### Ground floor

**ENTRANCE HALL** Entering in through front door with frosted glass to one side, with stairs rising to the first floor and doors to:

**SITTING ROOM** A generous, double aspect space with windows to the front and rear aspect, complete with French doors leading to the gardens. Open fireplace with brick surround and door to:

**DINING ROOM** With large window overlooking the rear gardens.

**KITCHEN/BREAKFAST ROOM** This bright and inviting kitchen benefits from two windows overlooking the rear aspect, filling the space with natural light. It is fitted with a range of matching base and wall units, complete with worktops that extend to form a convenient breakfast bar. The kitchen is well-equipped with a cooker featuring a double oven and a four-ring stove, complete with an overhead extractor. Additionally, a freestanding dishwasher and an under-counter fridge are included in the sale, ensuring both practicalities. Door to:

**UTILITY** Featuring matching base units to the kitchen, this space includes worktops, an inset sink overlooking the side window, and full height fitted cupboards. There's plumbing for a washing machine and tumble dryer, plus an integral door to the garage and a glazed door to the rear garden.

**SHOWER ROOM** A fully fitted ground floor shower room. With enclosed shower cubicle, a WC, hand wash basin and frosted window to the front aspect of the property.

### First Floor

**LANDING** With airing cupboard, loft access and doors to:

**BEDROOM 1** A spacious double with a window overlooking the front aspect.

**BEDROOM 2** Another double bedroom with outlook to the front aspect.

**BEDROOM 3** Further double with a pleasant rear outlook with views over Tuddenham Cricket Club grounds.

**BEDROOM 4** Final spacious bedroom, also with pleasant outlook over rear gardens and cricket ground.

**FAMILY BATHROOM** Fully tiled walls and floors, with corner bath complete with shower over. WC, as well as hand wash basin and heated towel rail. Frosted window to the rear aspect.

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## Outside

Nestled down a quiet lane, this property is approached via a gravel driveway, offering ample off-road parking and leading to a **SINGLE GARAGE** with power and lighting. The mature front garden is lined with planted beds and established trees, adding charm and privacy. To the rear, access from both sides leads to a spacious patio—perfect for alfresco dining—while the generous lawn is framed by shrubs and a conifer hedge. A gated rear access opens directly onto the cricket ground beyond, enhancing the sense of space and openness.

## Material Information

**SERVICES** Oil fired central heating. Mains water and drainage. Mains electricity connected. **NOTE:** None of these services have been tested by the agent.

**WHAT3WORDS** soccer.makeup.jacuzzi

**LOCAL AUTHORITY** West Suffolk District Council.

**COUNCIL TAX BAND F** (£3,233.11 per annum).

**EPC** Band E.

**TENURE** Freehold.

**CONSTRUCTION TYPE** Brick construction.

## COMMUNICATION SERVICES (source Ofcom)

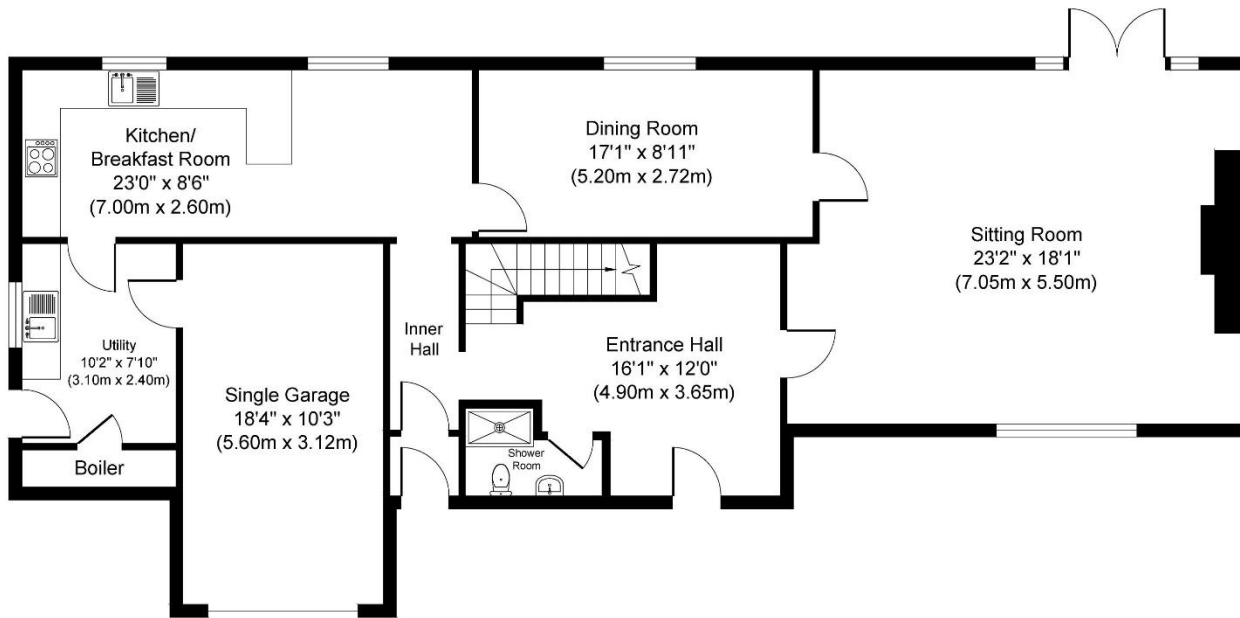
**Broadband:** Yes Speed: Up to 900 mbps download, up to 110 mpbs upload.

**Phone Signal:** Yes Provider: Likely with all major providers

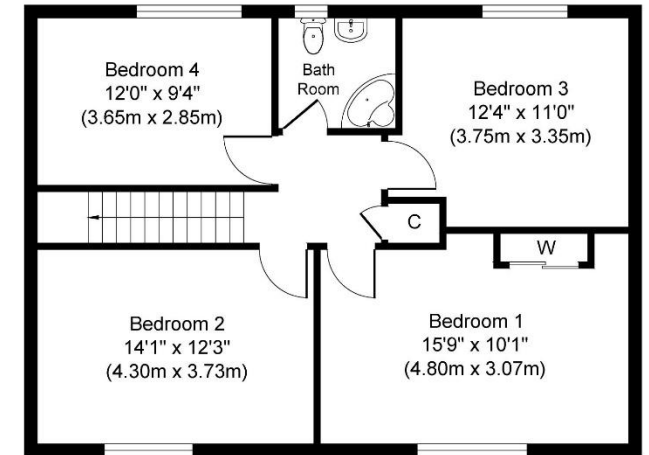
**VIEWING** Strictly by prior appointment only through DAVID BURR.

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**Ground Floor**  
**Approximate Floor Area**  
**1316 sq. ft**  
**(122.28 sq. m)**



**First Floor**  
**Approximate Floor Area**  
**655 sq. ft**  
**(60.86 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.

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