



Tutelina Road, Great Whelnetham, Suffolk, IP30 0TX

MARK · EWIN
BURY ST EDMUNDS

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A two-bedroom, semi-detached bungalow in the village of Great Whelnetham benefitting from off-road parking and a double garage.

The accommodation includes an entrance hall, sitting room with wood burner, kitchen, useful utility room, two bedrooms and a bathroom. The kitchen offers a range of wall and base level units and incorporates a built-in oven and hob.

Outside, parking is offered via a driveway leading to a double garage with the benefit of an EV charging point. A path leads to the front door and is flanked by a shingle area and various mature flowers and shrubs. The generously sized rear garden is enclosed by hedging, mainly laid to lawn with a paved patio area.

Agents Note: The property has planning permission for a single storey rear extension and to also add a first floor with two bedrooms, refer to link for more information:
<https://planning.westsuffolk.gov.uk/online-applications/applicationDetails.do?keyVal=RMJ1A8PDG2I00&activeTab=summary>

Additional Information:

Tenure: Freehold

Broadband: Standard & Superfast are available in this area. (Source Ofcom)

Mobile Coverage: EE, O2, Three & Vodafone are listed as 'likely' in this area. (Source Ofcom)

Services: Mains Electric, Water and Drainage.

Heating via oil fired central heating.



Directions

Leaving Bury St Edmunds along the A134 towards Sudbury into Sicklesmere turn, right into Stanningfield Road, continue along Stanningfield Road and take the second turning on your left into Tutelina Road, where the property can be found.

Location

The popular village of Great Whelnetham is situated approximately 3 miles south east of Bury St Edmunds. The village abuts Sicklesmere with its shop, post office and public house. Great Whelnetham offers a primary school, community centre and a local bus service. There is convenient access to the A134 linking to Sudbury and Bury St Edmunds as well as easy access to the A14 Dual Carriageway via Bury St Edmunds.

Accommodation:

Entrance Hall 7' 7" x 4' 11" (2.30m x 1.51m)

Sitting Room 15' 9" x 12' 4" (4.81m x 3.77m)

Kitchen 12' 9" x 7' 10" (3.89m x 2.40m)

Utility Room 7' 10" x 5' 4" (2.40m x 1.63m)

Bedroom 11' 3" x 10' 7" (3.43m x 3.22m)

Bedroom 9' 2" x 8' 0" (2.79m x 2.43m)

Bathroom 8' 7" x 7' 10" (2.61m x 2.40m)

Front & Rear Gardens

Driveway & Double Garage

Additional Information:

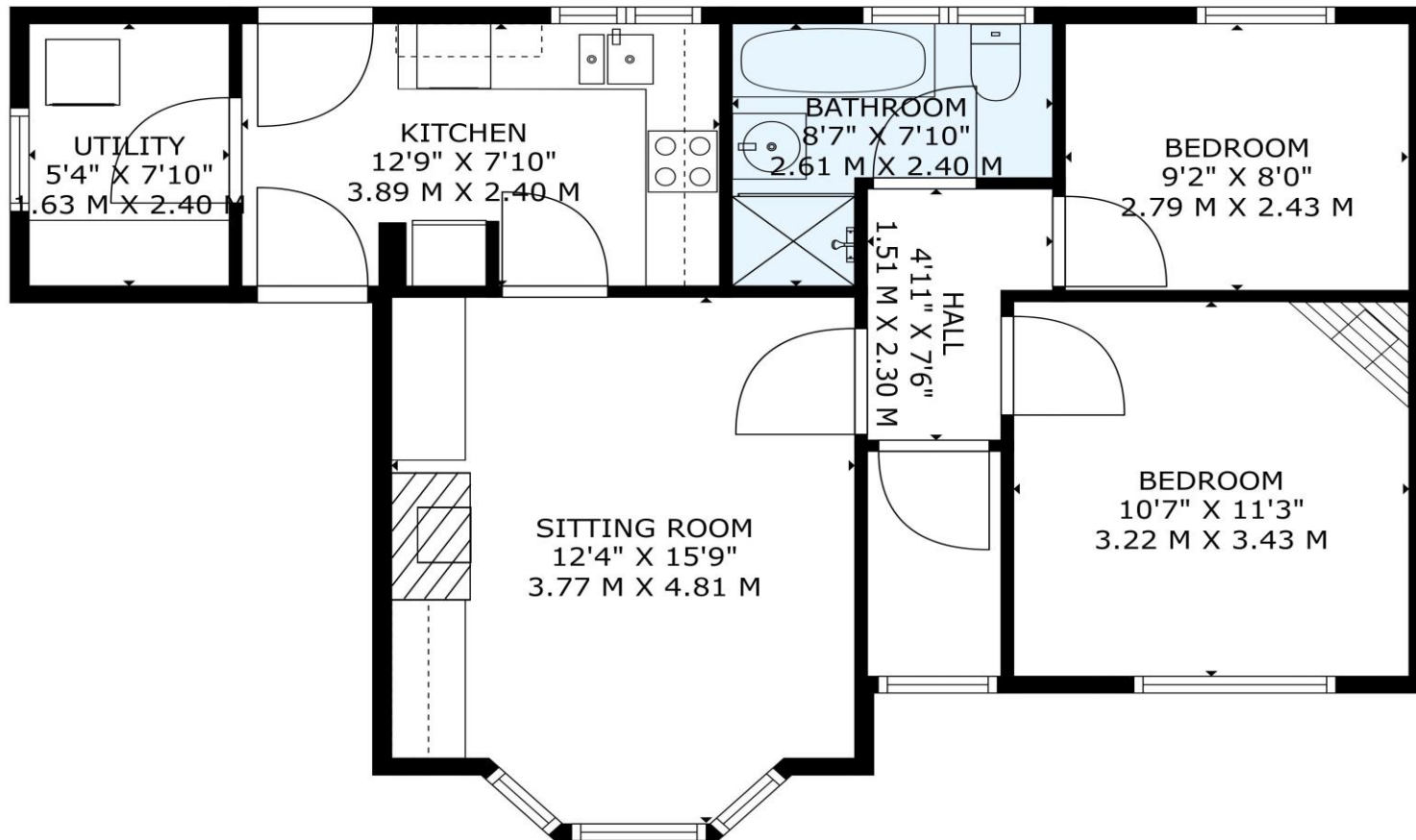
Council Tax Band: B

EPC Rating: D

Tenure: Freehold

Offers Over £260,000
Freehold





TOTAL: 651 sq. ft, 61 m2
FLOOR 1: 651 sq. ft, 61 m2

All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dcqp.



MONEY LAUNDERING REGULATIONS 2003: Purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

PLEASE NOTE: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the Agents.

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