



Tutelina Road, Great Whelnetnam, Suffolk, IP30 0TX

MARK · EWIN
BURY ST EDMUNDS

Tutelina Road, Great Whelnetham, Suffolk, IP30 0TX

A three-bedroom, end of terrace, property located in the village of Great Whelnetham with delightful views to the rear and a generously sized garden.

The property offers an entrance hall, cloakroom, sitting room, dining room and fitted kitchen with a useful utility room and conservatory leading to the garden. On the first floor, the three bedrooms can be found along with the family bathroom.

Outside, the property benefits from generous front garden, mainly laid to lawn with a path to the front door. The rear garden is also mainly laid to lawn with a paved patio area, decking, garden shed, summerhouse and a pond. The garden is enclosed by hedging with planted beds hosting a variety of flowers and shrubs. There is gated access to the front which leads to the parking for this property.

Additional Information

Tenure: Freehold

Mobile Coverage: EE, O2, Three & Vodafone are available in this area. (Source Ofcom)

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

Services: Mains Electric, Water and Drainage. Heating via oil fired central heating. (Please note that none of these services have been tested by the selling agent.)



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 8' 6" x 5' 8" (2.60m x 1.72m)

Kitchen 13' 5" x 8' 7" (4.08m x 2.61m)

Dining Room 9' 7" x 10' 2" (2.91m x 3.11m)

Sitting Room 13' 9" x 10' 0" (4.19m x 3.06m)

Conservatory 8' 6" x 9' 0" (2.58m x 2.74m)

Utility Room 13' 6" x 7' 7" (4.11m x 2.32m)

WC 8' 10" x 3' 6" (2.68m x 1.06m)

Pantry 4' 5" x 3' 6" (1.35m x 1.06m)

Landing

Bedroom 11' 7" x 10' 1" (3.53m x 3.08m)

Bedroom 10' 3" x 8' 8" (3.13m reducing to 2.03m x 2.65m reducing to 1.68m)

Bedroom 12' 0" x 10' 3" (3.66m reducing 2.70m x 3.12m)

Bathroom 6' 11" x 5' 9" (2.11m x 1.74m)

Front & Rear Garden

Driveway

Additional Information:

Council Tax Band: B

EPC Rating: TBC

Tenure: Freehold

Offers Over £290,000
Freehold





TOTAL FLOOR AREA: 1103 sq.ft. (102.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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