



EH

EXQUISITE
HOME

PERFECTLY PLACED

One of the unexpected delights of Suffolk's county town, Ipswich is the fact that the development stops suddenly and gives way to open countryside. Three and a half miles northeast of Ipswich is the pretty village of Tuddenham St Martin. Small, close-knit and situated in lovely countryside, it has a pub and restaurant, village hall and coffee shop. Ipswich is a short drive away, but so too is the charming riverside market town of Woodbridge with its station, mix of independent shops and cafes and historic Tide Mill. Grundisburgh, with its pub, general stores and deli is also nearby, as is Martlesham Heath for the bigger shops. Transport links are excellent with the stations at Woodbridge and Ipswich linking to regular fast trains into London Liverpool Street and the A12 running north to Lowestoft and south to Ipswich, Colchester and London.





A Warm Welcome...

Sitting on a private close is this handsome detached house built in the early nineteen eighties. The present owners bought it fourteen years ago and since moving in, they have improved it considerably, putting in new windows, knocking the kitchen and dining room into one, installing a new kitchen and new bathrooms, redecorating throughout and planting up the garden with an eye to colour, texture and fragrance. There is a drive at the front with enough room to park three cars. Each home owner also owns a portion of the close which gives additional parking. The front door opens into the sunny wooden floored entrance hallway with an enticing sitting nook under the staircase with enough room for a comfy armchair and side table, space for bookcases and a coat and a broom cupboard. There is a contemporary cloakroom leading off. A pair of double doors lead into the triple aspect wooden floored living room which benefits from an open fireplace and light oak doors leading on to the pretty garden. This is a wonderful family space and at Christmas and when entertaining, the owners open up the doors to increase the natural flow.

To the rear of the hallway is the L-shaped dining room and kitchen. With its attractive Shaker-style cabinets, freestanding electric oven and hob, extractor hood, integrated washing machine, tumble dryer and dishwasher, this space is ideal for everyday cooking, family meals and entertaining. A pair of doors lead out to the garden. The dining area is spacious with charming views of the garden and more than enough room for a large dining room table and chairs. It too benefits from doors leading out to the back garden, making it perfect for parties. The ground floor accommodation is completed by the double integrated garage which has a sink and plenty of storage. If desired, and with the correct planning permission in place, it could be converted into a home gym or workshop. It is accessed via the house which adds very greatly to its practicality.





“The property been designed with an eye to space, light and versatility...”



The staircase rises to the first floor landing with its useful built in cupboard. Four bedrooms and the family bathroom radiate from it. The principal bedroom is a good sized double with built in wardrobes, while the second bedroom is currently used as a home office, ideal for those who need to conduct a business from home. The third bedroom is dual aspect with an attractive en suite shower room with two chrome towel heaters. The fourth bedroom is being used as a dressing room but would also be the perfect nursery or child's play room. The smart three piece family bathroom with bath completes the accommodation on this floor.

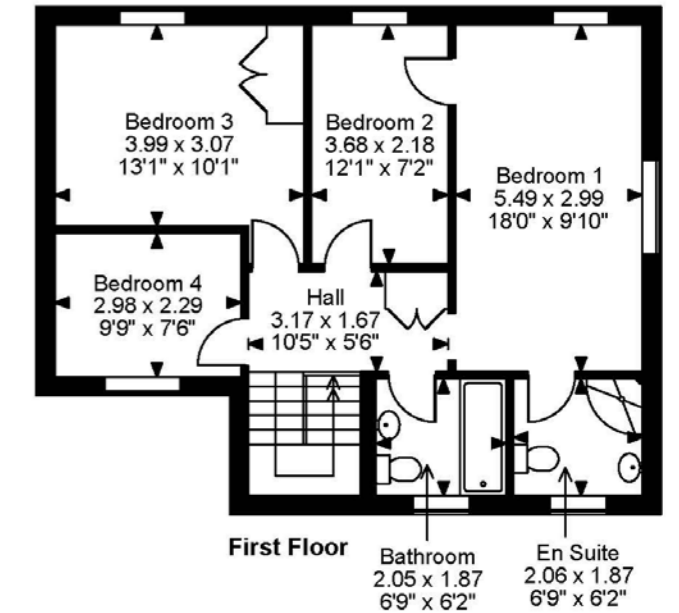
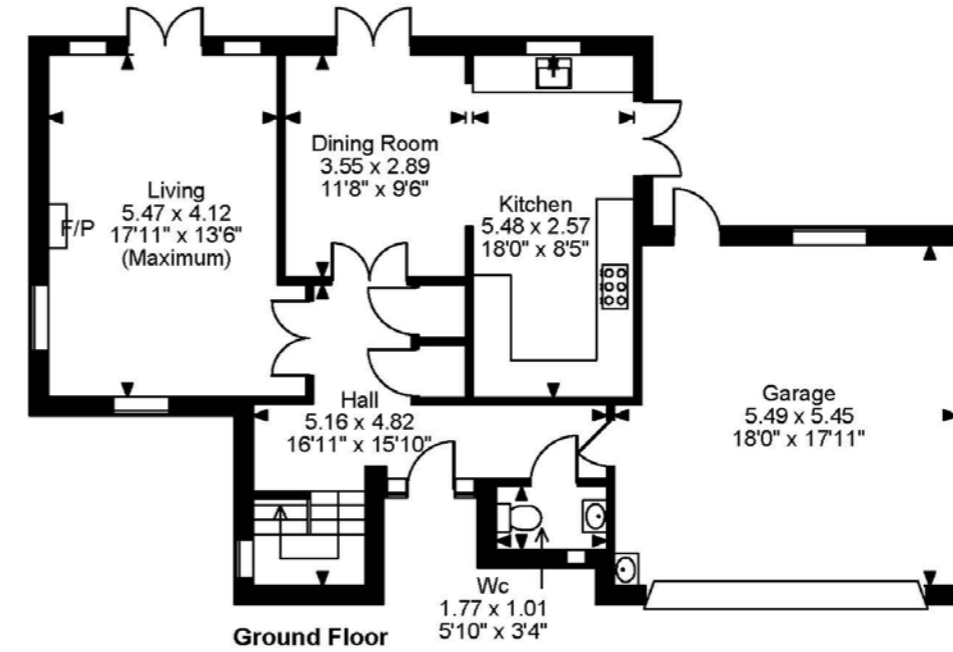
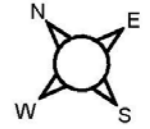
LOCATION

The owners spent a great deal of time in their garden and it shows. They have transformed it from a fairly prosaic space to a beautiful haven bursting with fragrance, colour and shade. It is divided into three distinct areas with a sunny paved area to the rear of the house ideal for barbecues, al fresco dining and informal socialising. Tuddenham is full of natural springs and the one which runs beneath one corner of the garden has made it naturally wet. The owners have turned this area into a bog garden with a willow and water-loving plants. Steps lead up to a decked area where the last of the evening sun sinks beneath the horizon. The rest of the garden is laid to lawn with a raised flowerbed full of fragrant roses, more scrambling over the pergola. With off street parking, a pretty garden, versatile interior and pleasant village location, this is a house which needs to be seen to be believed.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	75 C
39-54	E		
21-38	F		
1-20	G		

Approximate Gross Internal Area
 Main House = 1356 Sq Ft/126 Sq M
 Garage = 310 Sq Ft/29 Sq M
 Total = 1666 Sq Ft/155 Sq M



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