



**Tutelina Road, Great Whelnetnam**

**Sheridans**







## Tutelina Road, Great Whelnetham IP30 0TX

Guide Price £350,000

A surprisingly spacious five bedroom semi detached family house in a conveniently positioned village setting.

Situated in the popular village of Great Whelnetham, this semi detached house of traditional brick construction beneath a tiled roof, is perfect for families requiring space whilst located only a short drive from Bury St. Edmunds.

The accommodation currently in brief comprises of an entrance hall with doors leading to the charming sitting room, this light airy room has a woodburner and windows facing the rear garden. The large open-plan "live in" kitchen/dining/family room, is a perfect space for entertaining with a well equipped kitchen, double sided fireplace with stove and French doors opening to the gardens and terrace. A side hallway has a walk in cupboard with boiler and doors to the cloakroom and garden.

Stairs to the first floor, a landing leads to the three bedrooms served by the family bathroom. Stairs continue from the first floor landing to the second floor landing lead to the two further bedrooms, The main bedroom benefits from an en-suite shower

and separate cloakroom and the second bedroom is currently being used as a dressing room.

### Outside

To the front of the property there is a driveway providing parking for several vehicles. To the side are various timber outbuildings including summer house and workshop. The rear gardens provide a good degree of privacy with various trees, shrubs, terrace and greenhouse.

### Location

The popular village of Great Whelnetham is situated approximately 3 miles to the south of Bury St Edmunds and adjoins the village of Sicklesmere with its shop and post office and public house. Great Whelnetham offers a primary school ( within a few hundred yards ) village hall and a local bus service. There is convenient access to the A134 linking to Sudbury and to Bury St Edmunds and to the A14 Dual Carriageway linking to Newmarket and Cambridge.

### Directions

Leaving Bury on the A134 Sudbury Road, upon entering the village of Sicklesmere turn right signposted Great Whelnetham follow the road up and the property can be located on the left hand side.

- Five bedroom semi detached home
- Spacious accommodation ideal for a family
- "Live in" kitchen/dining /family room
- Sitting room with fireplace
- Five bedrooms
- En-suite
- Cloakroom, family bathroom
- Village location only a few miles from Bury St Edmunds
- Ample off road parking
- Gardens with summer house and workshop

### Services

Mains electricity, oil fired central heating, drainage and water.

Council Tax: West Suffolk Band: C

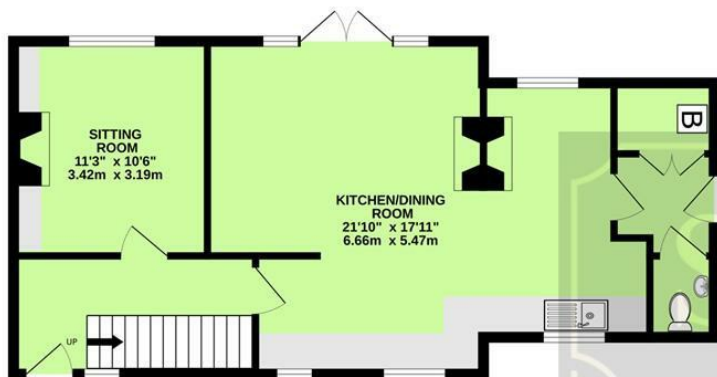
Broadband speed: 80 mbps available (Source Ofcom)

Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

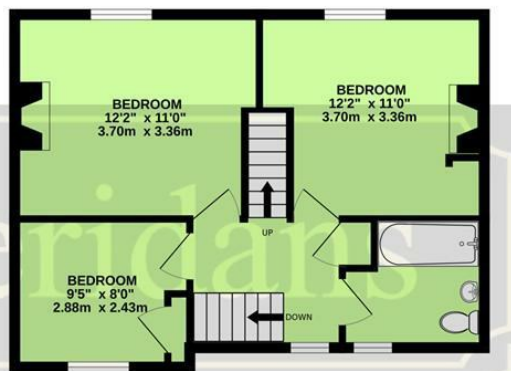
Flood Risk: Very low



GROUND FLOOR  
607 sq.ft. (56.4 sq.m.) approx.



1ST FLOOR  
453 sq.ft. (42.1 sq.m.) approx.



2ND FLOOR  
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA : 1414 sq.ft. (131.4 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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