









# welcome to

# Belle-Ame High Street, Tuddenham Bury St. Edmunds

An individual detached house located in a village location with approximately two years structural warranty remaining offering circa 1400 sq ft of modern accommodation including kitchen/dining room, dual aspect living room and three bedrooms.

# **Accommodation Comprises:-**

#### **Entrance Hall**

With radiator, stairs to first floor, under stair storage cupboard and doors to:

### Cloakroom/W.C.

Fitted with a modern suite comprising W.C, vanity wash hand basin, towel ladder radiator, extractor and window to rear,

### **Utility/Study**

9' 8" x 6' 8" ( 2.95m x 2.03m )

With space and plumbing for washing machine, salon style basin and window to rear.

### **Living Room**

19' 5" x 11' 5" ( 5.92m x 3.48m )

With radiator, multi fuel burner set within a brick surround and hearth, spot lights and windows to front and side.

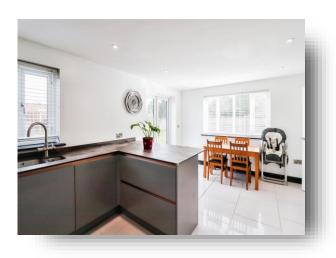
## **Kitchen/Dining Room**

19' 5" x 12' 7" ( 5.92m x 3.84m )

With a modern range of base units and drawers, wall units, breakfast bar, Dekton worktops, double inset sink, built in oven with gas hob and stylish extractor over, space for American style fridge/freezer, radiator, double doors opening to garden and windows to side and front.









### **First Floor Landing**

With radiator, loft access and skylight.

#### **Bedroom 1**

19' 5" x 11' 4" ( 5.92m x 3.45m )

With two radiators, dual bespoke fitted wardrobes, spot lights, windows to front and rear and door to:

### **En-Suite Shower Room**

Fitted with a contemporary suite comprising shower enclosure with rainfall shower, W.C, vanity butler style sink, full length heated towel radiator, part tiled and skylight.

### **Bedroom 2**

11' 5" x 9' 8" ( 3.48m x 2.95m )

With radiator, spot lights and window to front.

#### **Bedroom 3**

11' 5" max x 9' 4" max ( 3.48m max x 2.84m max )

With radiator, spot lights and window to side.

#### **Bathroom**

Fitted with a modern suite comprising panel enclosed bath with rainfall shower over, W.C, wash hand basin, fully tiled, full length heated towel radiator and skylight.

#### Outside

The garden has an initial paved patio area with the remainder being laid to lawn. Off road parking for two cars is at the rear of the property.





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# Belle-Ame, High Street, Tuddenham

- Village Location
- Circa 1400 Sq Ft
- Detached House
- Modern Kitchen & Bathrooms
- Double Glazing

Tenure: Freehold EPC Rating: C

£450,000



**Ground Floor** 



**First Floor** 

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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01638 713274



Mildenhall@williamhbrown.co.uk



17 High Street, Mildenhall, BURY ST. EDMUNDS, Suffolk, IP28 7EQ



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.