



Belle-Ame, High Street, Tuddenham IP28 6SQ

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.



view this property online williamhbrown.co.uk/Property/MDH108232



welcome to

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

view this property online williamhbrown.co.uk/Property/MDH108232



Property Ref:
MDH108232 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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.



william h brown



01638 713274



Mildenhall@williamhbrown.co.uk



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



williamhbrown.co.uk