



Belle-Ame, High Street, Tuddenham IP28 6SQ

welcome to

Belle-Ame High Street, Tuddenham

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

The spacious entrance hall provides a warm welcome with understairs storage and access to the ground floor cloakroom/W.C.

Cloakroom/W.C.

Featuring a modern vanity unit, towel radiator, extractor, and rear-facing window.

Utility/Study

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

A separate utility room/study offers great flexibility - ideal as a laundry area, home office, or even salon setup, complete with plumbing and a rear aspect window.

Living Room

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

The dual-aspect living room is a standout space, filled with natural light from front and side windows and centered around a charming multi-fuel burner with brick surround - perfect for cosy evenings.

Kitchen/Dining Room

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

The open-plan kitchen/dining room is ideal for family life and entertaining, featuring a contemporary suite of base and wall units, premium Dekton worktops, a breakfast bar, double inset sink, built-in oven with gas hob and stylish extractor, and generous space for an American-style fridge/freezer. French doors open directly onto the garden, enhancing the indoor-outdoor flow.





First Floor Landing

Upstairs, a skylit landing leads to three well-proportioned bedrooms.

Bedroom 1

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

A large principal suite with dual-aspect windows & two bespoke fitted wardrobes

En-Suite Shower Room

An en-suite shower room boasting a rainfall shower, vanity butler sink, heated towel rail, and skylight.

Bedroom 2

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

Bright and spacious with front-facing window and spotlights

Bedroom 3

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

A comfortable third bedroom with side window and spotlights - ideal for children, guests, or a nursery.

Bathroom

The stylish family bathroom features a panel-enclosed bath with rainfall shower over, modern suite, full tiling, heated towel radiator, and a skylight for natural light and ventilation.

Outside

The garden sits primarily to the side of the home and includes a paved patio for seating or dining, with the remainder laid to lawn - a safe and versatile area for children to play or for summer entertaining. Off-road parking for two vehicles is conveniently located to the rear.



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welcome to

Belle-Ame High Street, Tuddenham

- Desirable Village Location. Set in a quiet and friendly village, offering a strong sense of community while being within easy reach of key amenities, schools, and countryside walks.
- Detached, Modern Family Home. Individually built in 2017, this well-maintained home blends traditional village charm with contemporary comfort and design.
- High-Quality Kitchen with Premium Finishes. A spacious kitchen/dining room fitted with modern units, Dekton worktops, a breakfast bar, integrated oven with gas hob & space for American fridge/freezer.
- Light-Filled Living Room with Feature Fireplace. The dual-aspect lounge features large windows and a multi-fuel burner set in a brick surround, creating a warm, characterful focal point for the home.
- Three Spacious Bedrooms Including Principal Suite. All bedrooms are well-sized with natural light and quality fittings. The main bedroom features dual bespoke fitted wardrobes and a stylish en-suite.

Tenure: Freehold EPC Rating: C Council Tax Band: E

offers in excess of

£400,000



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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Property Ref:
MDH108232 - 0008

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william h brown



01638 713274



Mildenhall@williamhbrown.co.uk



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



williamhbrown.co.uk

