



**59 High Street  
Tuddenham, Suffolk**

**DAVID  
BURR**





# 59 High Street, Tuddenham, Suffolk, IP28 6SA

Tuddenham is an attractive village with a public house, church, village hall and the highly regarded Tuddenham Mill Restaurant. The historic racing town of Newmarket is about 9.4 miles away and the market town of Bury St Edmunds approximately 9.3 miles, both offering an array of amenities including pubs, shops, restaurants, hotels, sports facilities schools, colleges and racecourses.

A spacious and well-presented three-bedroom house boasting a sizeable plot in the vastly popular Suffolk village of Tuddenham. The well-proportioned accommodation measures in excess of 1,100 sq.ft including an entrance porch, two reception rooms, kitchen/dining room, utility room, three bedrooms and a bathroom. Externally offering a large gated driveway, car-port, two outbuildings and a sizeable rear garden.

## A spacious house in Tuddenham measuring over 1,100 sq.ft of accommodation on a large plot with outbuildings.

### Ground Floor

**ENTRANCE PORCH** Windows to side aspects, front door and tiled floor.

**SITTING ROOM** Window to front aspect, a woodburning stove and sliding doors leading to the:

**CONSERVATORY** Windows to rear and side aspects and French doors leading to the rear garden terrace.

**KITCHEN / DINING ROOM** A large space with fitted units and drawers with worktops over and an inset double sink and drainer. Integrated appliances include a double oven, hob and fridge with space and plumbing for further freestanding appliances. Ample dining space and windows to side, front and rear aspects.

**UTILITY ROOM** Fitted storage with a window and door to rear aspect.

### First Floor

**LANDING** Window to rear aspect and fitted storage.

**BEDROOM 1** Feature fireplace and a window to front aspect.

**BEDROOM 2** Window to front aspect and fitted wardrobe.

**BEDROOM 3** Window to rear aspect.

**BATHROOM** Extensively tiled and fitted with a bath, wash hand basin, WC and a window to rear aspect.

### Outside

The property is approached through a timber 5-bar gate that opens to the particularly large gravelled driveway offering ample parking and access to the **CAR-PORT**. The rear garden is predominately lawned with two paved terraces, two further decked seating areas and two **OUTBUILDINGS** and a summer house. All of which decorated by a wonderful selection of established shrubs, plants and trees.



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**SERVICES** Oil fired central heating. Mains water, drainage and electricity.  
Note, none of these have been tested by the agent.

**LOCAL AUTHORITY** West Suffolk District Council.

**COUNCIL TAX BAND** Band B (£1,657.83 per annum).

**TENURE** Freehold.

**WHAT3WORDS** uproot.reading.meanders

**EPC** tbc.

**CONSTRUCTION TYPE** Standard brick construction.

## **COMMUNICATION SERVICES (Source Ofcom)**

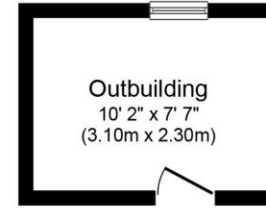
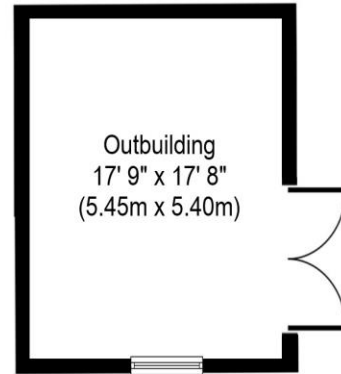
**Broadband:** Yes. Speed: Up to 80 mbps download, up to 20 mbps upload.

**Phone Signal:** Likely with all major providers.

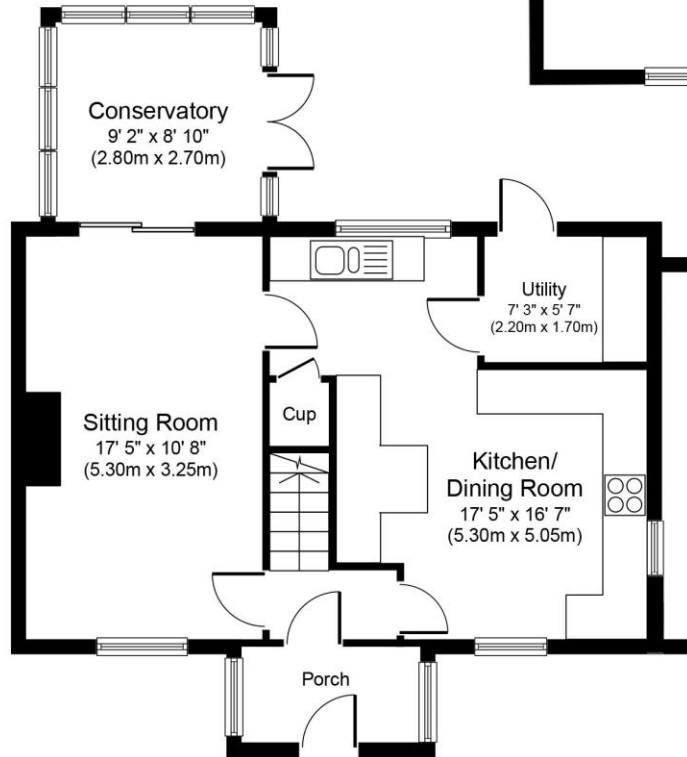
**VIEWING** by prior appointment only through David Burr estate agent.

**NOTICE** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

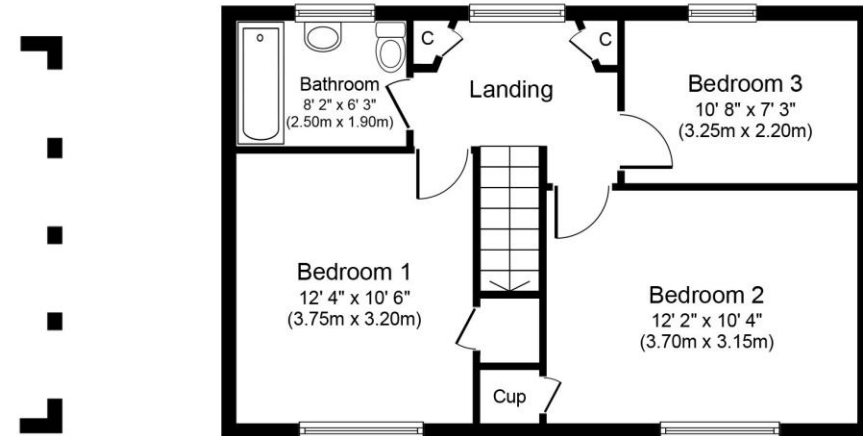




**Outbuilding**  
**Approximate Floor Area**  
**397 sq. ft.**  
**(36.9 sq. m.)**



**Ground Floor**  
**Approximate Floor Area**  
**622 sq. ft.**  
**(57.8 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**493 sq. ft.**  
**(45.8 sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



