



**3 Cavenham Road
Tuddenham, Suffolk**

**DAVID
BURR**



3 Cavenham Road, Tuddenham, Suffolk, IP28 6SE

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 recently modernised two-bedroom bungalow set in the heart of the ever-popular village of Tuddenham. Updated and reconfigured to now include a large kitchen/breakfast room as well as utility, sitting room two bedrooms and a family bathroom. Externally offering driveway parking for several vehicles, a brick-built outbuilding and front and rear gardens.

A recently renovated two-bedroom bungalow situated within the popular Suffolk village of Tuddenham.

Ground Floor

ENTRANCE HALL With a fitted airing cupboard and loft access.

SITTING ROOM Window to rear aspect, fitted storage and an open fireplace.

KITCHEN/BREAKFAST ROOM A newly fitted kitchen with a range of matching base and wall units with worktops fitted over. Integrated appliances include a double oven with electric hob and extractor above and a dishwasher. There is an inset sink with drainer looking out to the rear. The bright space has doors leading to the rear garden and a window to the side aspect.

UTILITY ROOM With units to match the kitchen providing additional storage, as well as plumbing for additional water appliances.

BEDROOM 1 Large double room with built in storage as well as a window to the front aspect. There are wardrobes also available for purchase by separate negotiation.

BEDROOM 2 With window to the front aspect.

BATHROOM Fitted with a WC, wash hand basin, bath and window to side aspect.

Outside

The front of the property offers driveway parking beside the front lawn that is shielded from the road with a large hedge, and is suitable for multiple vehicles. The rear garden is predominately lawned with a paved and gravel pathway and a brick-built outbuilding.

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 B. (£1,657.83 per annum)

TENURE Freehold.

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CONSTRUCTION TYPE Brick built.

COMMUNICATION SERVICES (source Ofcom)

Broadband: Yes. Speed: Up to 64 mbps download, up to 16 mbps upload.

Phone Signal: Likely with Three, EE, O2 and Vodafone.

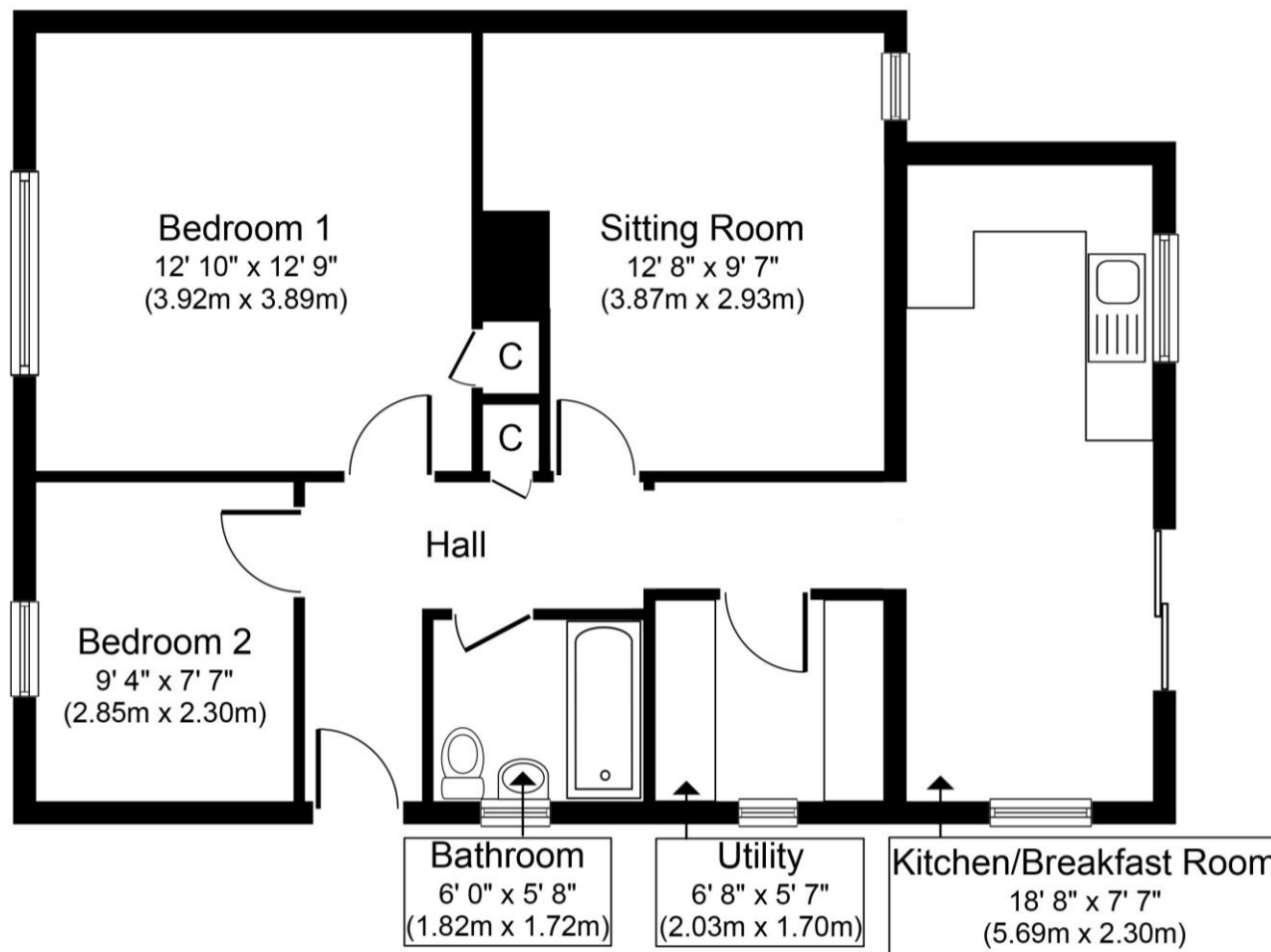
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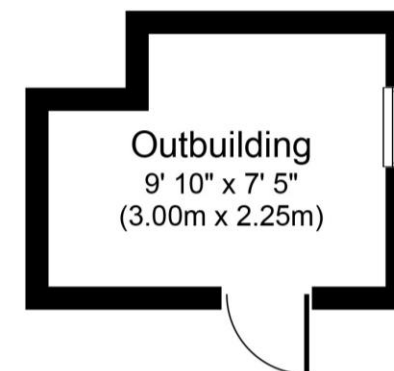
VIEWING Strictly by prior appointment only through DAVID BURR.

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Approximate Floor Area
759 sq. ft.
(70.3 sq.m.)



Outbuilding
Approximate Floor Area
66 sq. ft.
(6.1 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.

