



**Maxton
Tuddenham, Suffolk**

**DAVID
BURR**



Maxton, Higham Road, Tuddenham, Bury St Edmunds, IP28 6SG

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, college and racecourses.

A spacious four-bedroom detached chalet bungalow offered in excellent condition and situated on the outskirts of the ever-popular village of Tuddenham within easy reach of A14 providing convenient links to Bury St Edmunds, Newmarket, Cambridge and beyond. The property is set well back from the road and sits within grounds of approximately 0.2 acres and further benefits include countryside views to the front and rear aspect. Of particular note is the well-appointed kitchen/breakfast room located at the heart of the property.

A spacious and immaculately presented detached chalet style property in generous grounds.

Ground Floor

ENTRANCE HALL Accessed via a main door to the side of the property, door to coat/shoe cupboard with hanging space, as well as window to rear aspect, tiled flooring and doors to:

UTILITY ROOM Space for a washing machine / tumble dryer, French doors to the rear garden.

SITTING ROOM With double aspect windows to the front and side, Fireplace with woodburning stove. Door to:

KITCHEN/BREAKFAST ROOM A light and airy space at the centre of the property with doors leading off to both sides of the ground floor. The kitchen itself is fitted with a matching range of wall and base units with wooden worktops over and inset with one and a half bowl ceramic sink, built-in wall oven and grill, built in four ring hobs with extractor over, fridge freezer and dishwasher, feature island with further storage under and window to rear aspect. The kitchen also incorporates a spacious dining area offering window to front aspect along with built-in shelving cabinets with storage cupboards under and inset with coal effect electric stove. Door to:

SHOWER ROOM With white suite comprising WC, hand wash basin with tiled splashbacks, shower cubicle, skylight and door to airing cupboard as well as heated towel rail.

INNER HALL A corridor leading off the kitchen/breakfast room with doors opening into:

MASTER BEDROOM SUITE Accessed via a separate hallway. A double room with window to the rear aspect and two built-in wardrobes.

BATHROOM White suite with WC, hand wash basin set into a vanity unit with storage cupboard under, panelled bath with tongue and groove side panels and window to rear aspect.

BEDROOM 2 Another double bedroom with window to side aspect, built-in wardrobe.

SNUG/STUDY With window to front aspect, stairs to first floor, Karndean flooring.

First Floor

LANDING With skylight and doors to:

BEDROOM 3 Another double room with window to the side aspect, built-in storage cupboards and built-in shelving.

BEDROOM 4 A double room with skylight, under eaves storage and built-in storage cupboard.

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WC With white suite comprising WC, hand wash basin with tiled splashbacks, skylight and heated towel rail.

Outside

Accessed via a five-bar gate onto a part gravelled and part paved driveway with off road parking for several vehicles. The property is set well back from the road and incorporates front and rear gardens which are predominately lawned with terrace abutting the rear of the property and shed. The property boasts countryside views both front and rear. **In all about 0.2 acres**

Material Information

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

LOCAL AUTHORITY West Suffolk District Council.

COUNCIL TAX BAND D. £2131.50 pa.

TENURE Freehold.

WHAT3WORDS luring.amps.tonal

CONSTRUCTION TYPE Traditional brick construction

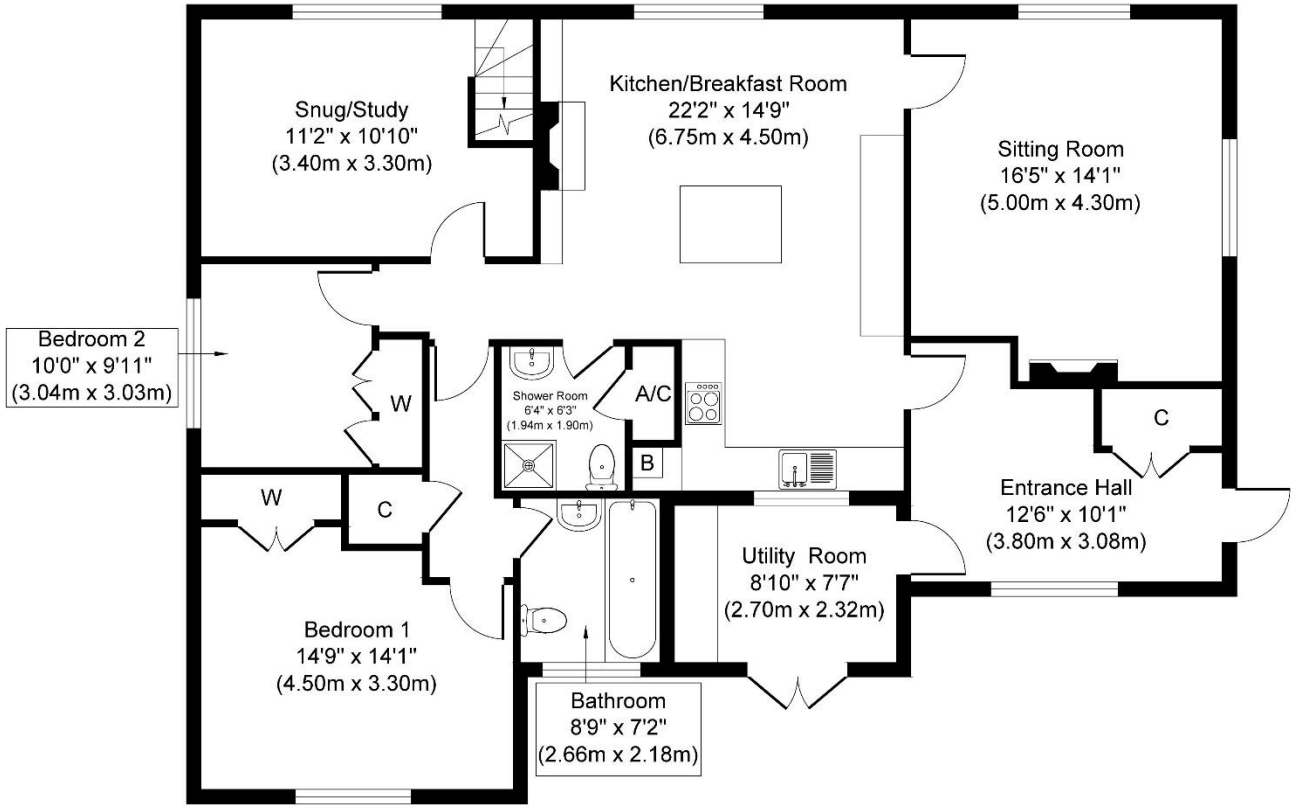
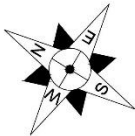
COMMUNICATION SERVICES (Broadband): Yes. Speed: Up to 38 mbps download, up to 7 mbps upload.

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

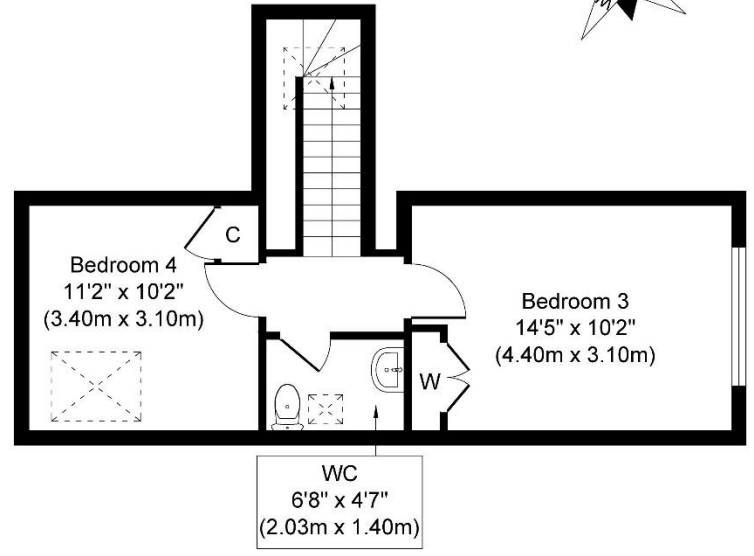
EPC: Band E.

VIEWING by prior appointment only through David Burr estate agents.





Ground Floor
Approximate Floor Area
1375 sq. ft
(127.77 sq. m)



First Floor
Approximate Floor Area
356 sq. ft
(33.06 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.

