



**30 High Street,
Tuddenham**

**DAVID
BURR**



30 High Street, Tuddenham, Bury St. Edmunds, 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.

An updated three-bedroom semi-detached family home in the popular village of Tuddenham. The property is located prominently in the heart of the village within walking distance of its amenities. It features a separate sitting room and dining room, 3 well-proportioned bedrooms, and a generously sized rear courtyard and rear garden with driveway parking and a garage.

A bright and airy three-bedroom semi-detached property with generous rear gardens, situated in the heart of the village of Tuddenham.

Ground Floor

ENTRANCE HALL A space, with neutral decor, stairs rising to the first floor, and access through to the dining room.

DINING ROOM A wonderful space with window to the front aspect flooding the space with light. With built in shelving lining either side of the exposed brick open fireplace and wood effect flooring completing the space.

REFITTED KITCHEN The kitchen has been extensively refitted with a comprehensive range of units set beneath worktops, and features a 1.5 bowl Belfast-style sink with mixer tap and drainer, ideally positioned beneath a window overlooking the side courtyard. Integrated appliances include a double electric oven, electric hob with extractor hood over, and a fridge/freezer. There is also space and plumbing for a washing machine and dishwasher. A door provides direct access to the side courtyard.

BATHROOM A partially tiled space with frosted window to the side aspect. Full matching suite including bath with shower over, hand wash basin, WC and heated towel rail.

First Floor

LANDING With doors leading to:

BEDROOM 1 A spacious double with large window to the front aspect. There is also built in wardrobe and additional storage, as well as an Ensuite which features a WC and hand wash basin.

BEDROOM 2 Another comfortable double with window facing to the rear aspect as well as built in wardrobe storage.

BEDROOM 3 With window facing to the rear aspect as well as access to the loft space which benefits from Velux windows, is boarded making it useful for storage and also has light and power.

Outside

The property is approached via a driveway to the side providing off road parking which leads to the **SINGLE GARAGE** complete with light and power. There is a selection of additional outbuildings ideal for further storage with light, power and water connections.

The rear garden is westerly facing and benefits from lots of sunlight in the early afternoon right through to sunset. It is predominantly laid to lawn with a patio area for alfresco dining next to a small pond. A path lines one side of the lawn and the other is planted with a selection of mature shrubs and trees.

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SERVICES Oil fired heating to radiators. Mains water. Mains drainage. Mains electricity connected. NOTE: None of these services have been tested by the agent

LOCAL AUTHORITY West Suffolk District Council.

COUNCIL TAX BAND C. (£1,989.61 per annum).

TENURE Freehold.

WHAT3WORDS rocky.addicted.insisting

EPC E.

VIEWING by prior appointment only through David Burr estate agents.

CONSTRUCTION TYPE Brick construction.

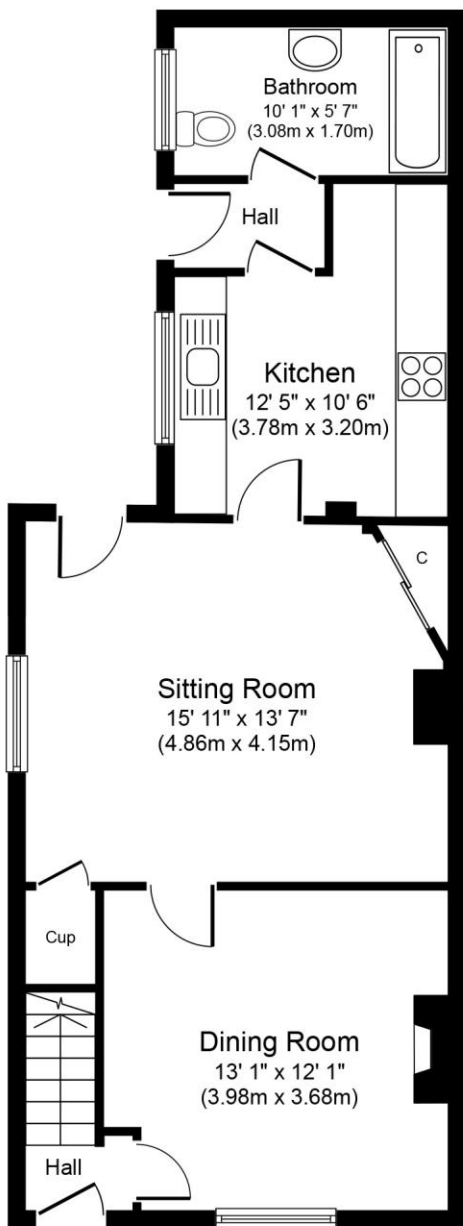
COMMUNICATION SERVICES (source Ofcom)

Broadband: Yes. Speed: Up to 1000 mbps download, up to 220 mbps upload.

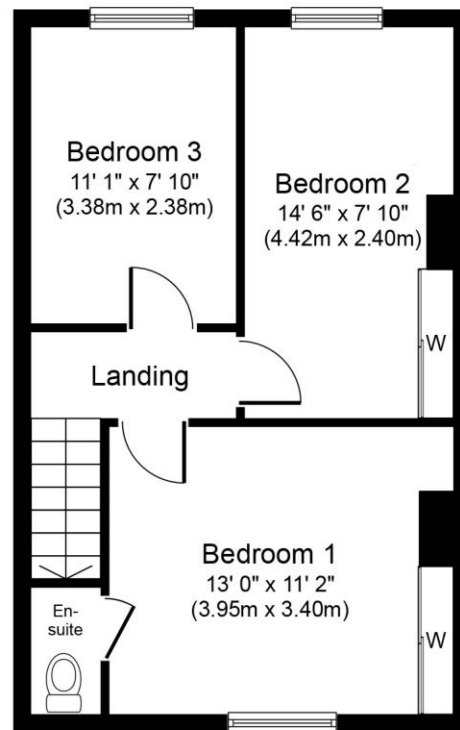
Phone Signal: Yes. Provider: EE, Three, O2 and Vodafone.

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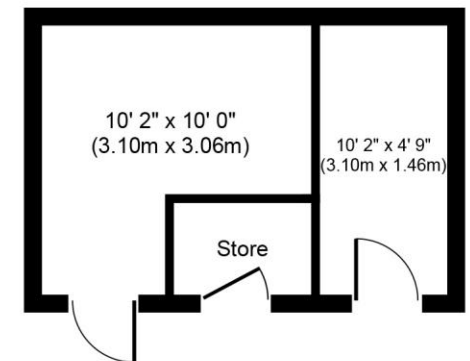
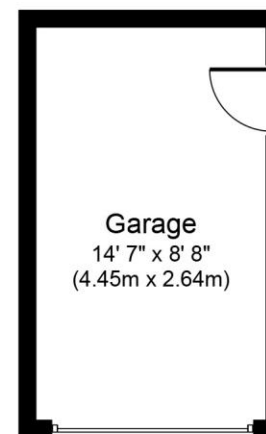




Ground Floor
Approximate Floor Area
607 sq. ft.
(56.4 sq. m.)



First Floor
Approximate Floor Area
414 sq. ft.
(38.4 sq. m.)



Outbuildings
Approximate Floor Area
284 sq. ft.
(26.4 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.

