



**5 School Close,
Tuddenham**

**DAVID
BURR**





5 School Close, Tuddenham, IP28 6FB

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 exceptional detached four-bedroom home occupying a desirable position within the popular village of Tuddenham. Constructed in 2021 and finished to an impressive standard throughout, the property offers beautifully presented accommodation combining contemporary styling with practical family living. Further benefits include a delightful rear garden, detached garage and generous off-road parking.

A beautifully presented modern home in the popular village of Tuddenham.

Ground Floor

ENTRANCE HALL A welcoming entrance hall with stairs rising to the first floor and a useful understairs storage cupboard, ideal for coats and shoes. A window to the front aspect provides natural light, with doors leading to the principal reception rooms.

SITTING ROOM A bright and spacious dual-aspect reception room, enjoying a window to the front aspect and French doors opening onto the rear garden. The room is centred around an attractive multi-fuel burner, creating a warm and inviting focal point.

STUDY A versatile reception room with a window to the front aspect, currently arranged as a study but equally well suited as a playroom or snug.

CLOAKROOM Fitted with a WC and a floating wash hand basin set within a vanity unit.

KITCHEN / DINING ROOM A well-appointed kitchen fitted with a range of shaker-style wall and base units beneath marble work surfaces. Integrated appliances include a dishwasher, double oven and five-ring induction hob with extractor hood over. An inset stainless-steel sink and drainer overlooks the rear garden, while the dining area provides ample space for a table and chairs, with French doors opening onto the patio and garden.

UTILITY Fitted with matching storage units and work surfaces, incorporating a stainless-steel sink and drainer with plumbing for a washing machine. A door provides convenient access to the driveway.

First Floor

LANDING A spacious galleried landing with a window to the front aspect and a large airing cupboard providing useful additional storage.

BEDROOM 1 A generous double bedroom enjoying views across the neighbouring cricket field through a large side-aspect window. The room benefits from two double fitted wardrobes.

EN SUITE Comprising a double-width shower, WC and a floating wash hand basin set within a vanity unit. Further features include a heated towel rail and an obscured window to the rear aspect.

BEDROOM 2 A double bedroom with two built-in double wardrobes and a window overlooking the rear garden.

BEDROOM 3 A double bedroom with a window to the front aspect.

BEDROOM 4 A further double bedroom with a window to the front aspect and a built-in wardrobe.

BATHROOM Fitted with a panelled bath with shower mixer attachment and glass shower screen, alongside a WC and a floating wash hand basin set within a vanity unit. An obscured rear-aspect window and heated towel rail complete the room.

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Outside

The fully enclosed rear garden is predominantly laid to lawn and enhanced by well-stocked borders planted with a variety of flowers and shrubs. A patio terrace provides an excellent space for outdoor seating and entertaining, while a potting shed offers practical garden storage.

A detached single garage with a roller shutter door is complemented by a driveway providing off-road parking for multiple vehicles.

To the front, the garden is laid to lawn with a pathway leading to the entrance door.

Agent's note: Please note that there is an annual road maintenance charge of £166.00.

SERVICES Air source heat pump (zoned underfloor heating downstairs and central heating via radiators upstairs). Mains water, drainage, and electricity are connected.
NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY West Suffolk Council

COUNCIL TAX BAND F. (£3,233.11 per annum)

EPC B.

TENURE Freehold.

CONSTRUCTION TYPE Brick construction under tiled roof.

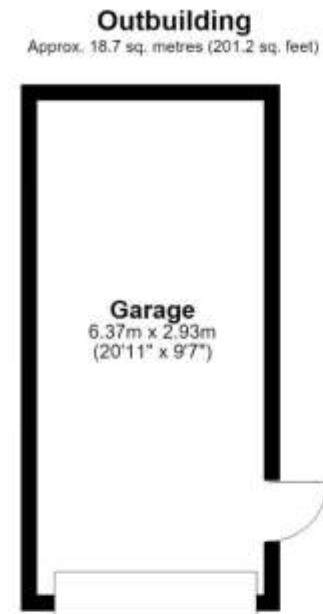
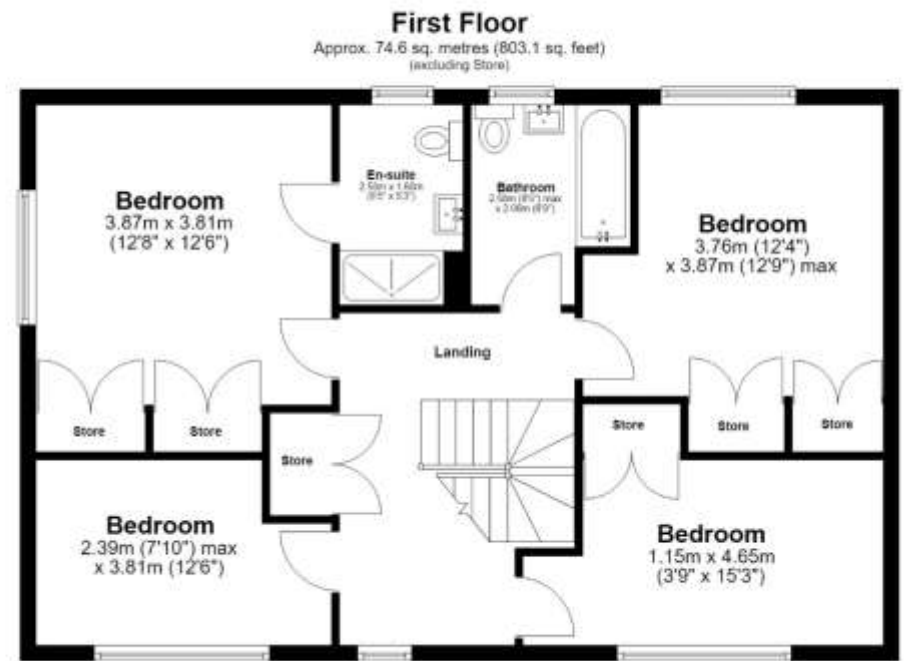
COMMUNICATION SERVICES (source Ofcom) Broadband: Yes. Speed: Up to 1800 mbps download, up to 220 mbps upload.
Phone Signal: Yes. Provider: Coverage is likely with all providers.

WHAT3WORDS workouts.proudest.expires

VIEWING Strictly by prior appointment only through DAVID BURR.

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Total area: approx. 170.3 sq. metres (1833.4 sq. feet)

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