



Tynedale Main Road, Pettistree, IP13 0HH



**william
h brown**

welcome to

Tynedale Main Road, Pettistree

GUIDE PRICE-£325,000-£350,000. Nestled in a semi-rural setting, this charming two bedroom semi-detached cottage offers enviable, extended countryside views. Combining a beautifully presented exterior with a bright, thoughtfully designed interior ideal for a relaxed country lifestyle.

Tynedale

Pettistree

Pettistree is a small village in Suffolk, England, known for its picturesque countryside and historic landmarks. The village is surrounded by farmland and footpaths. It is home to the St. Peter's Church, a medieval church with a striking tower, and the Greyhound Inn, a community-owned pub. Pettistree is part of the Suffolk Coastal Area of Outstanding Natural Beauty and offers a tranquil lifestyle with access to nearby amenities and historical sites. Situated about 5 miles north of Woodbridge and just south of Wickham Market, both of which have fantastic amenities, schools and transport links.

Entrance Hall

Entry door to front, stairs to first floor and radiator.

Lounge

Double glazed window to front, door to dining room, fireplace and log burner, radiator and wooden flooring.

Dining Room

Door to utility room, feature fireplace, radiator, wood flooring and open plan to;

Utility

Double glazed window to side, space for appliances with worktops, fridge freezer and wooden flooring.

Kitchen

Double glazed window to side, french doors to conservatory, variety of wall and base units with work surfaces and matching island, range cooker, integrated wine fridge, 1.5 ceramic sink and wooden flooring.

Conservatory

Double glazed windows to three sides, door to side and tiled flooring.

Shower Room

Double glazed frosted window to side, shower cubicle, WC, hand wash basin and tiled flooring.

Landing

Double glazed window to side, loft hatch and doors to bedrooms.

Bedroom One

Double glazed window to front, radiator, storage cupboard and wooden flooring.

Bedroom Two

Double glazed window to rear, radiator and carpeted flooring.

Bathroom

Double glazed frosted window to rear, roll top bath unit, low level WC, hand wash basin, panelled walls, heated towel rail and storage cupboard.

Front Garden

Hedge enclosed with gated access, laid to lawn, patio area and shrubbery.

Rear Garden

Fence and hedge enclosed with pathway, laid to lawn with patio area, two sheds and side gate.





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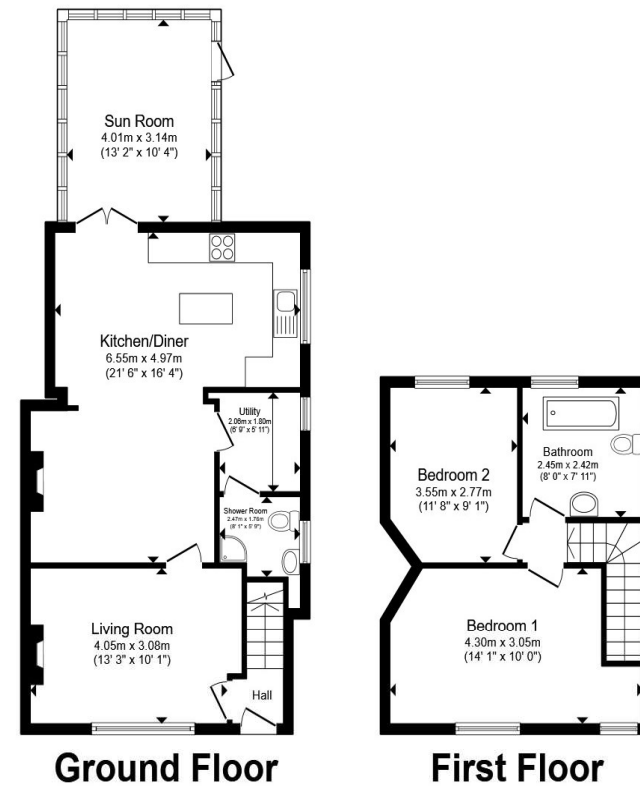
Tynedale Main Road, Pettistree

- GUIDE PRICE £325,000-£350,000
- Semi Detached Home
- Living Room With Log Burner
- Open Plan Kitchen/Diner Area & Conservatory
- Kitchen & Utility Room

Tenure: Freehold EPC Rating: E

Council Tax Band: B

£325,000 - £350,000



Total floor area 103.1 m² (1,110 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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Property Ref:
FLH105579 - 0006

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