# Oakdene Higham Road - Guide Price £625,000

Tuddenham Bury St Edmunds IP28 6SG

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# Guide Price £625,000

## The Property

BURSTING WITH CHARACTER, BEAUTIFULLY MAINTAINED AND OFFERING AN IMPRESSIVE 2,249 SQ FT OF ACCOMMODATION, THIS GORGEOUS FOUR-BEDROOM POTTON HOME WITH SEPARATE ANNEXE IS SOMETHING TRULY SPECIAL!

Set back from Higham Road in the desirable village of Tuddenham, this wonderful home effortlessly combines traditional charm with modern comfort. From its exposed beams and beautiful brick fireplace to its generous living spaces, there's so much to fall in love with. Lovingly maintained throughout, the property offers versatile accommodation ideal for family living, with the added benefit of a self-contained one-bedroom annexe above the double garage.

At the heart of the home is a beautifully remodelled open-plan kitchen and dining area, flowing into a spacious living room where a stunning brick fireplace creates a cosy focal point. Patio doors open onto the rear garden, while a separate study, utility room and cloakroom complete the ground floor. Upstairs are four bedrooms, including the principal bedroom with en-suite, alongside a family bathroom. Both the bathroom and en-suite benefit from underfloor heating, while the oil-fired boiler is just three years old.

The annexe provides a fantastic independent space, complete with a double bedroom, en-suite and kitchenette, perfect for relatives, guests or flexible family living.

Outside, the property enjoys a generous front garden, pleasantly setting the home back from the road. The driveway provides parking for approximately five to six vehicles alongside the double garage. To the rear, the lovely gardens are predominantly laid to lawn, with a charming orchard-style area.

Tuddenham is a picturesque Suffolk village surrounded by beautiful countryside, offering peaceful rural living with excellent accessibility. The A14 is approximately five minutes away by car, providing convenient connections towards Bury St Edmunds, Newmarket and Cambridge. The A11 is also easily accessible, providing a direct route towards Norwich.

## What the agent loves!

I absolutely love how this home manages to offer so much character whilst being so beautifully maintained. The exposed beams, gorgeous brick fireplace and spacious open-plan living areas give it such a warm, welcoming feel. With approximately 2,249 sq ft of accommodation, a separate annexe and lovely gardens, there's an incredible amount of flexibility here. It's one of those homes that has real personality, yet feels perfectly suited to modern family life. Those field views makes it feel even more special!

## Agents Note

## Features

- DETACHED WITH ANNEX OVER DOUBLE GARAGE
- VIEWS OVER OPEN COUNTRYSIDE
- EXPOSED TIMBERS AND INGLENOOK FIREPLACE
- FOUR RECEPTION ROOMS
- MASTER BEDROOM WITH EN-SUITE
- 3 FURTHER BEDROOMS AND BATHROOM
- BURSTING WITH CHARACTER
- PRIVATE DRIVEWAY
- PLEASANT REAR GARDEN
- VIEWING HIGHLY RECOMMENDED



























These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.

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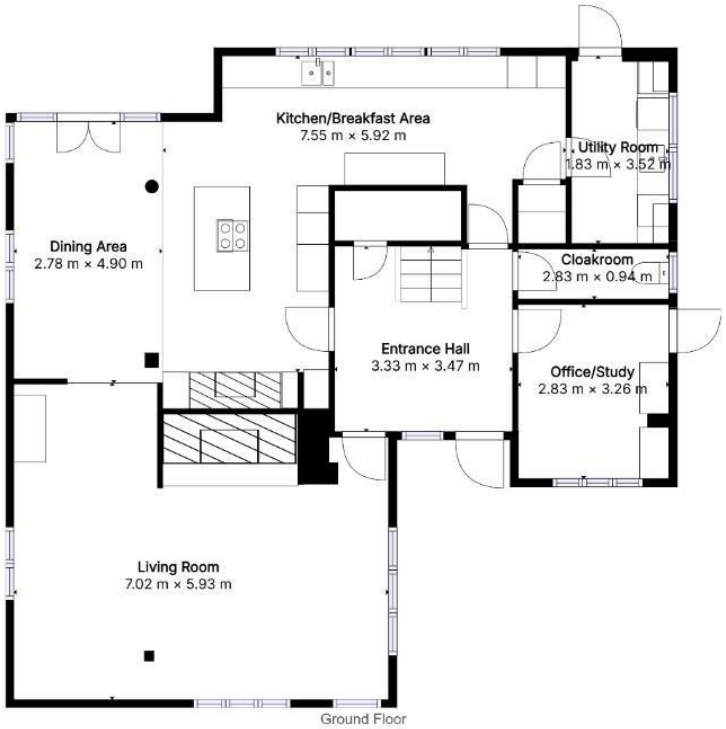


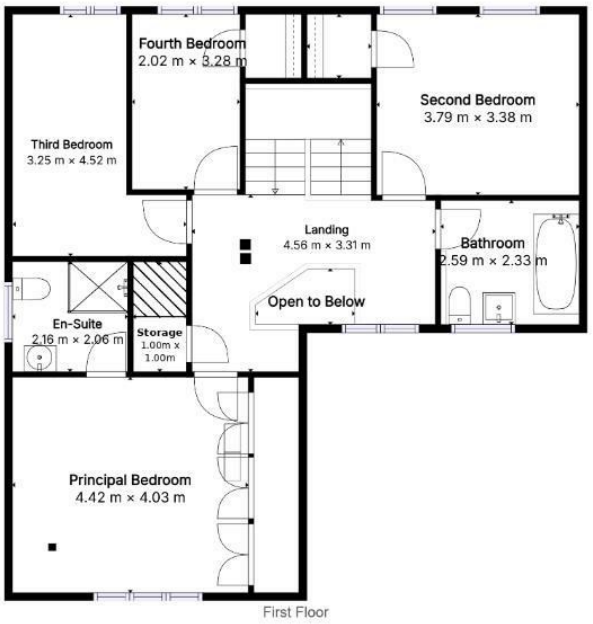





**Total area: 211.8 m²**
Floor 1: 129.8 m² · Floor 2: 81.9 m²
Sizes and dimensions are approximate, actual may vary.

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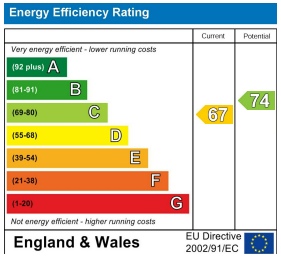


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