



## Tunstall, Woodbridge

Guide Price £250,000

- No Onward Chain
- Private Driveway & Off Road Parking
- Garden Room
- Two Bedrooms
- Secluded Courtyard Garden
- Oil Fired Central Heating
- Immense Charm & Characterful Features
- Utility Room & Downstairs Shower Room
- EPC - Awaiting

# Snape Road, Tunstall

The popular village of Tunstall lies conveniently placed being only about three miles east of the A12 Great Yarmouth to London Road which places the property only about 75 miles northeast of the A12/M25 junction. The riverside town of Orford lies about five miles to the east and everyday shopping facilities may be found at nearby Wickham Market, approximately five miles to the west, on route to which will be found the railway station at Campsea Ashe on the East Suffolk line which gives connections via Ipswich to London Liverpool Street. The river town of Woodbridge lies at the head of the river Deben about eight miles to the southwest.



Council Tax Band: B



## DESCRIPTION

Lavender Cottage is a delightfully light and deceptively spacious home that perfectly blends timeless character with modern comfort. Retaining immense charm and individuality, the property is beautifully presented with a rendered elevations beneath a traditional slate covered roofs. Immaculately maintained and thoughtfully improved by the current owners, it offers a welcoming balance of period features and stylish finishes.

A private driveway provides convenient off-road parking, with double gates opening to a secluded, predominantly walled garden. This enchanting outdoor space has been lovingly landscaped and planted with a rich variety of flowering plants and established shrubs, offering both colour and privacy throughout the seasons.

The entrance door leads directly into a modern, well-appointed kitchen. Designed with both style and practicality in mind, it offers excellent storage, tiled flooring, and charming exposed ceiling beams that set the tone for the character found throughout the cottage. From here, a door opens to a practical utility room and a generously sized shower room, leading in turn to the garden room – a true highlight of the home. With its vaulted ceiling, exposed flint wall, and wide bi-fold doors that open onto the garden, this versatile space is perfect for relaxed dining, entertaining, or simply enjoying the natural light and garden views.

At the front of the cottage, the principal sitting/dining room can be accessed from both the kitchen and the inner hallway. This inviting, spacious room boasts engineered oak flooring and an imposing fireplace with a wood-burning stove, creating a warm and

welcoming atmosphere ideal for gatherings and cosy evenings alike.

Stairs rise from the inner hall to the first-floor landing, which benefits from eaves storage and a separate W.C. The accommodation includes two generously proportioned bedrooms, both filled with natural light. The principal bedroom features fitted wardrobes, while the second bedroom offers flexibility as a spacious guest room, home office, or additional family bedroom.

Impeccably maintained and full of character, Lavender Cottage offers a rare opportunity to enjoy a traditional home that has been carefully updated for contemporary living, all set within a private and picturesque garden retreat.

## TENURE

Freehold.

## OUTGOINGS

Council Tax Band B.

## SERVICES

Mains electricity, water and drainage. Oil fired central heating.

## VIEWING ARRANGEMENTS

Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view.

Email: [enquiries@flickandson.co.uk](mailto:enquiries@flickandson.co.uk)

Tel: 01728 633777 Ref: 20949/RDB.

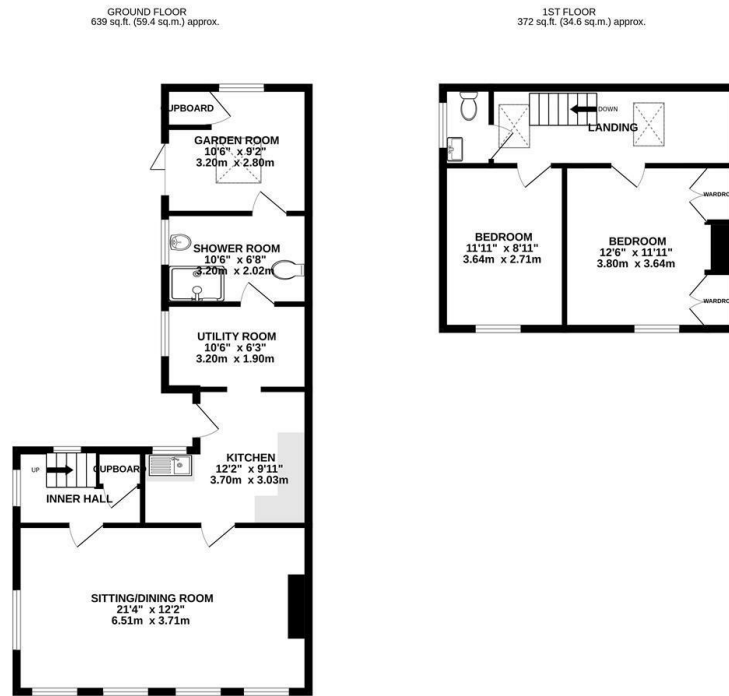
## FIXTURES & FITTINGS

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale

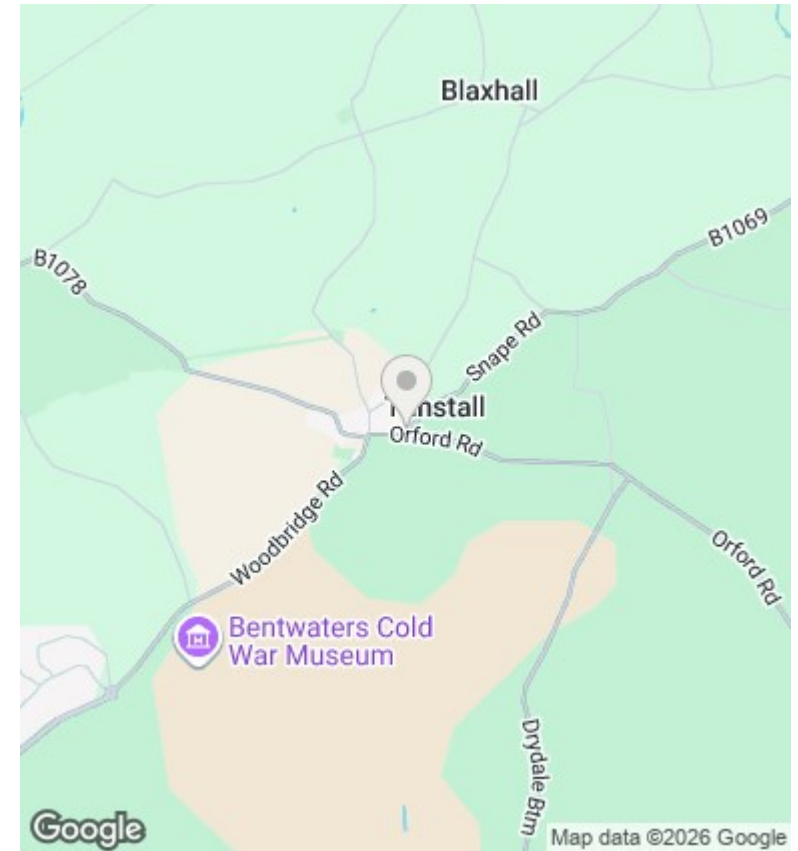
and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.







TOTAL FLOOR AREA: 1012 sq.ft. (94.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Metropack (2025)



### Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, Stamford Legal or Juno Property Lawyers Ltd for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services, it should be known that Flick & Son will receive a referral fee of £299 for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal, £250 fee for Juno Property Lawyers Ltd and £50 referral fee for MS Surveys.

### Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

### Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at [www.epcregister.com](http://www.epcregister.com)