

# Foxhall



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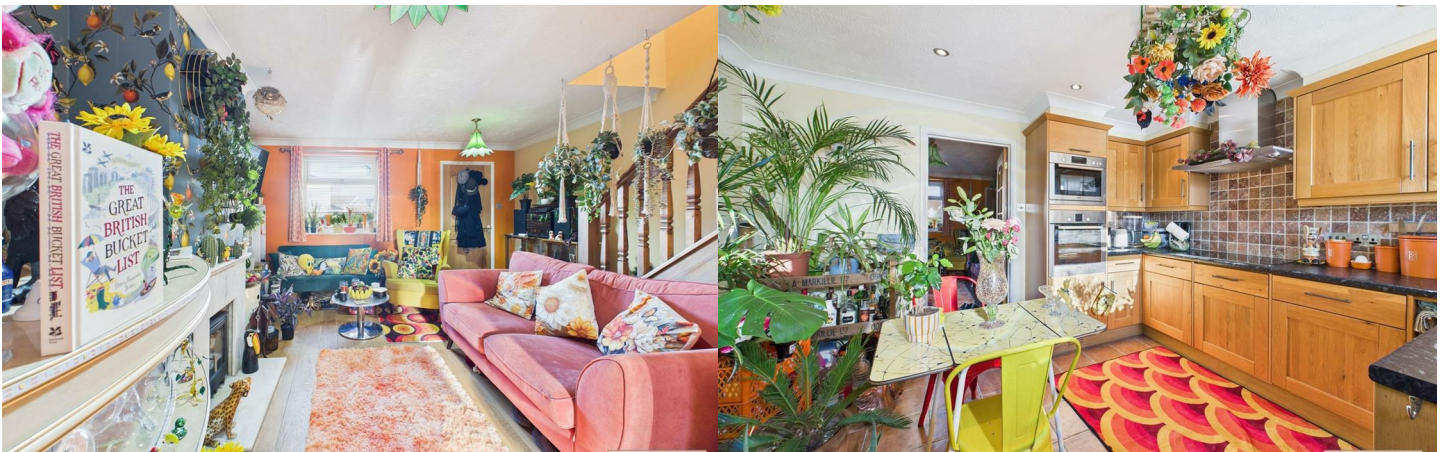
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## Green Man Place

Tunstall, Woodbridge, IP12 2HR

Asking price £235,000



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## Green Man Place

HIGHLY DESIRED VILLAGE LOCATION - TWO BEDROOM TERRACE COTTAGE - TWO ALLOCATED PARKING SPACES - UPSTAIRS BATHROOM AND FURTHER SEPARATE W.C - LOUNGE WITH MULTI-FUEL BURNER - OPEN PLAN KITCHEN WITH INTEGRATED APPLIANCES AND BARN STYLE DOOR - LOW MAINTENANCE FRONT AND REAR GARDEN - SURROUNDED WITHIN WALKING DISTANCE OF GOOD LOCAL AMENITIES INCLUDING SHOPS, VILLAGE HALL, WILDLIFE AREA - HEATING VIA MULTI-FUEL BURNER AND ELECTRIC STORAGE HEATERS - SOUGHT AFTER VILLAGE MIDWAY BETWEEN WOODBRIDGE AND ALDEBURGH NEARBY TUNSTALL FOREST AND CLOSE BY AN AREA OF OUTSTANDING NATURAL BEAUTY

\*\*\*Foxhall Estate Agents\*\*\* are delighted to offer for sale this two bedroom cottage in sought after village location with allocated parking.

The property comprises of lounge with multi-fuel wood-burner, kitchen with integrated appliances and barn style door leading on to the rear garden. Upstairs there are two spacious bedrooms, a family bathroom with bath and electric shower and a further handy separate W.C.

The property also benefits from a porch, low maintenance front garden and low maintenance rear garden leading to the two off-road parking spaces via block paved car park. Heating via storage heaters and multi-fuel wood-burner.

Located in the heart of this Suffolk village which benefits from a local public house (The Green Man), St Michaels Baptist Church and Tunstall Common which is a site of special scientific interest. Tunstall Forest is part of the Suffolk Coast and Heaths area of outstanding natural beauty and is very popular with cyclists, walkers and horse riders.

The nearby village of Wickham Market provides an excellent range of local shops including a Co-op supermarket, post office and pharmacy and the train station can be found within a five minute drive at the village of Campsea Ashe providing services to London Liverpool Street Station Via Ipswich Station.

## Front Garden

Low maintenance front garden laid to Astroturf and pathway leading up to the front door enclosed by a fence.

## Porch

Double glazed UPVC door into the porch, original wood flooring, electric heater, coving, access to the fuse board and a switch to an outside light.

## Lounge

14'10" x 13'2" (4.52m x 4.01m)

Double glazed window to the front, door to the porch, understairs cupboard with plenty of shelving and storage, original wooden floor, feature fireplace with marble back plinth and hearth with a multi-fuel wood burner. Stairs up to the first floor, aerial and phone point, wall mounted electric radiator, stainless brushed steel plug sockets and light switches with dimmer switch and coving.

## Kitchen

13'2" x 10'7" (4.01m x 3.23m)

Comprising of wall and base fitted units with cupboards and drawers under, worksurfaces over, stainless steel 1 1/2 sink bowl drainer unit with a mixer tap over, integrated Bosch double oven and a microwave oven at the top, Bosch five ring induction hob and stainless steel extractor over, integrated fridge, integrated freezer, Bosch dishwasher, NEFF integrated washing machine, tiled flooring, electric wall mounted heater, stainless brushed steel plug sockets and light switches with dimmer switch, under counter lights, spotlights, coving, two double glazed windows to the rear, double glazed barn door, splash-back tiling and door into the lounge.

## Landing

Doors to bedrooms one and two, bathroom and separate W.C., access to the loft, coving, stainless brushed steel plug sockets and dimmer light switch and an electric storage heater.

## Bedroom One

13'3" x 9'4" (4.04m x 2.84m)

Double glazed window to front, coving, spotlights, laminate flooring, electric storage heater and stainless brushed steel sockets and dimmer light switch.

## Bedroom Two

13'3" x 7'10" (4.04m x 2.39m)

Laminated floor, double glazed window to the rear, electric storage heater, spotlights, stainless brushed steel plug sockets and dimmer light switch and coving.

## Bathroom

8'8" x 5'5" (2.64m x 1.65m)

Low-flush W.C., pedestal wash hand basin, panelled bath with a mixer tap and electric Mira Jump shower over, heated towel rail, tiled floor, tiled walls throughout, extractor fan, spotlights, stainless brushed steel dimmer light switch and an electric storage heater.

## Separate W.C.

Low-flush W.C., extractor fan, spotlights, tiled walls, tiled floor and stainless brushed steel dimmer light switch.

## Rear Garden

Fully enclosed low maintenance rear garden with artificial grass and pathways, patio area is suitable for alfresco dining, outside tap, metal pergola with arch and further arches through the garden together with a metal shed to stay and a greenhouse to stay and a pedestrian gate at the rear leading to the two allocated parking spaces at the rear of the property.

## Parking

Parking is accessed by a wide driveway to the side of the row of cottages and opens out into a block paved courtyard where you have two allocated spaces. The courtyard serves nine cottages in total and all of the back gardens have pedestrian access through to the parking.

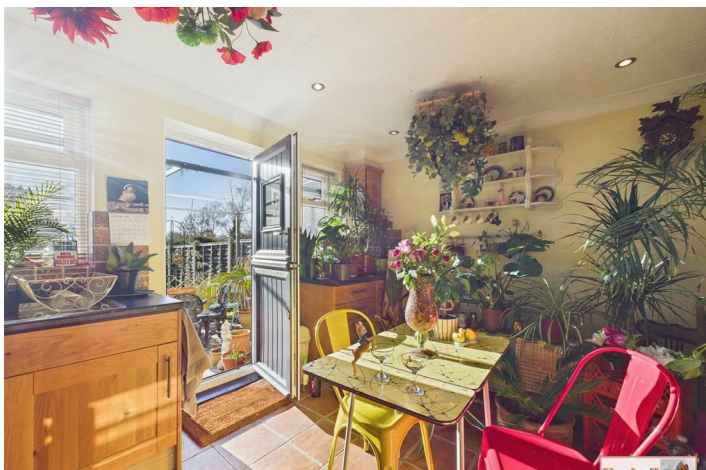
## Agents Notes

Tenure - Freehold

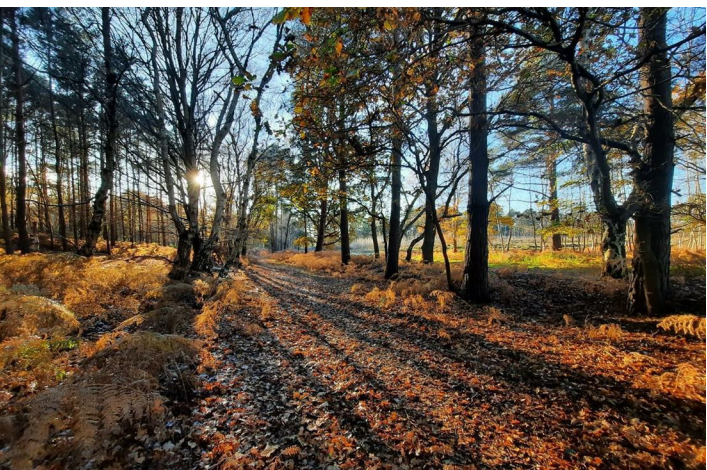
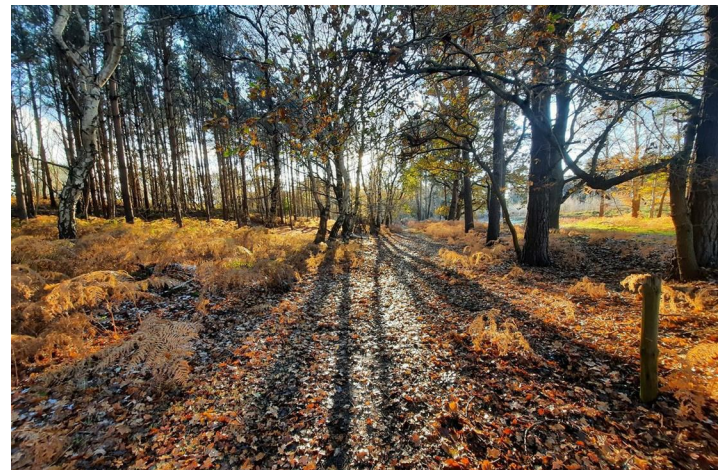
Council Tax Band - B

## Tunstall and surrounding area

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## Road Map



## Hybrid Map



## Terrain Map



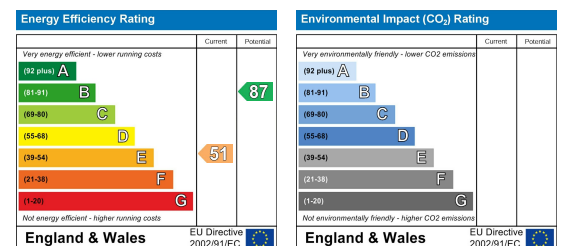
## Floor Plan



## Viewing

Please contact us on 01473 721133 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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