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PROPERTIES

Selling Properties the Wright Way



Walnut Tree Cottage Snape Road

Tunstall, Woodbridge, IP12 2JL

Guide price £175,000



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Description

Walnut Tree Cottage is an idyllic beamed cottage with a wealth of character situated in the village of Tunstall. This quaint home enjoys a cosy sitting room with exposed brick fireplace and log burning stove, a kitchen area with a rustic theme with exposed brick walls and beams, a good sized double bedroom and bathroom upstairs.

Location

The property is situated within the Parish of Tunstall, close to the common and forest. The village itself has a public house and is close to many attractions in the region including The Heritage Coast. The market town of Woodbridge lies about ten miles to the south with Snape, home of the Aldeburgh Music Festival, about three miles to the north. The riverside town of Orford lies about five miles to the east, and the property is both close to the A12 trunk road and Campsea Ashe railway station, which is approximately three and a half miles from the property.

Sitting room

12'07 x 11'03 (3.84m x 3.43m)

Window to front, stairs to first floor, exposed brick fireplace with log burning stove, exposed beams and wood flooring.

Kitchen

9'05 x 4'02 (2.87m x 1.27m)

Window to rear, exposed brick wall and beams, kitchen units with worktops above, freestanding oven to remain, space for under counter fridge, space for washing machine and stainless steel sink,

First floor landing

Bedroom

11'05 x 8'03 (3.48m x 2.51m)

Window to front, loft hatch and carpet flooring.

Bathroom

8'01 x 6'09 (2.46m x 2.06m)

Window to rear, panelled bath, low level wc, pedestal wash basin and vinyl flooring.

Outside and gardens

The cottage is in a tucked away position off Snape Road with parking and a shed opposite. The garden is to the front of the property and is laid to decking with some plant and tree borders.

Services

We understands mains, water, drainage and electric are connected to the property.

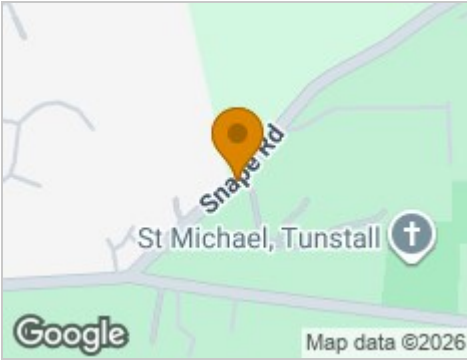
Tenure: freehold

EPC rating: TBC

Council tax band: A



Road Map



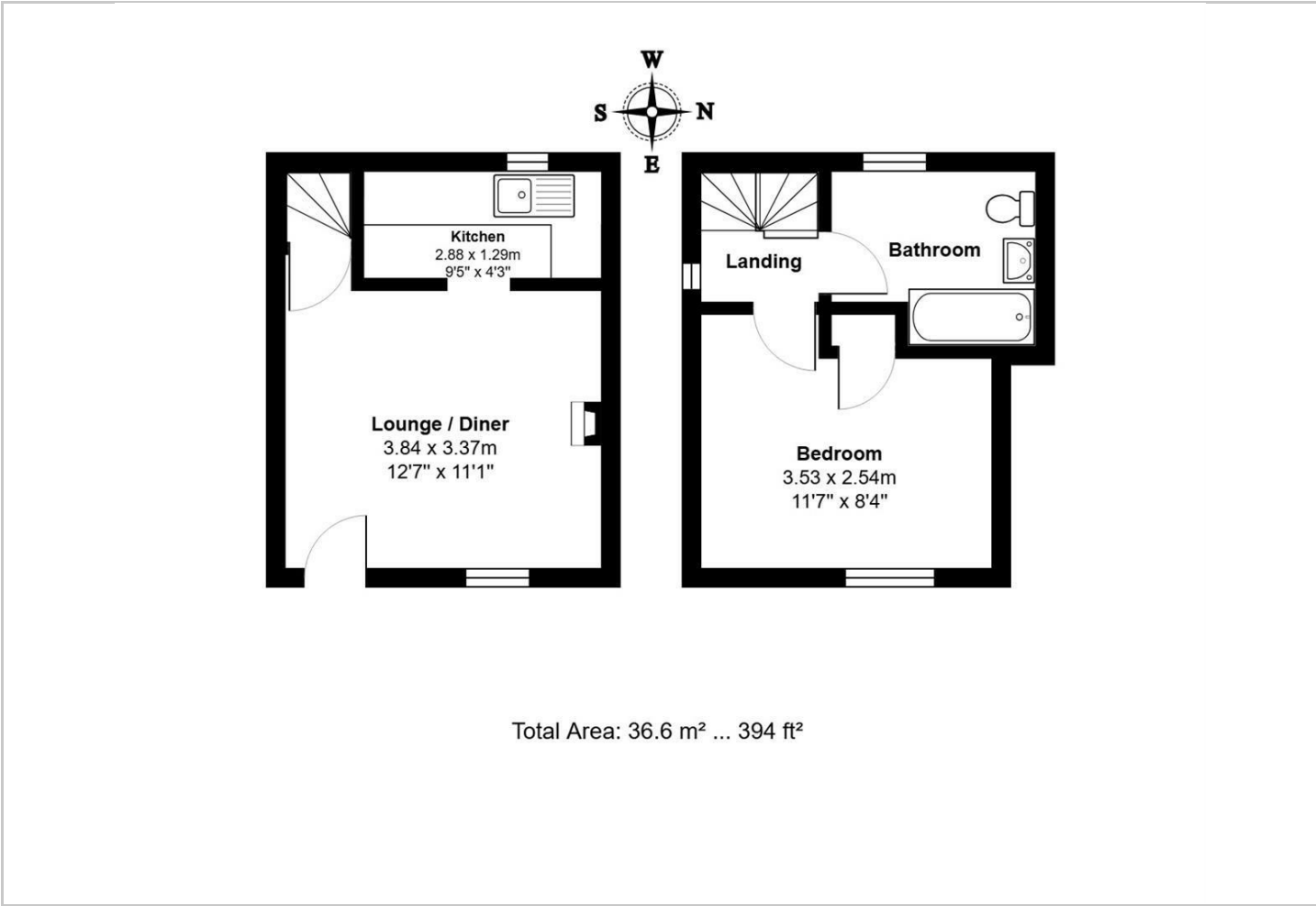
Hybrid Map



Terrain Map



Floor Plan

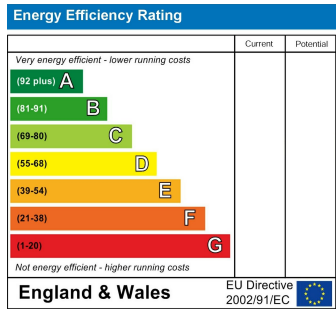


Viewing

Please contact our Charles Wright Properties Office on 01394 446483 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph



2 QUAYPOINT, STATION ROAD, WOODBRIDGE, SUFFOLK IP12 4AL
Tel: 01394 446483
Email: cwp@charleswrightproperties.co.uk