



**Tynedale Main Road, Pettistree IP13 0HH**

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## **Tynedale Main Road, Pettistree**

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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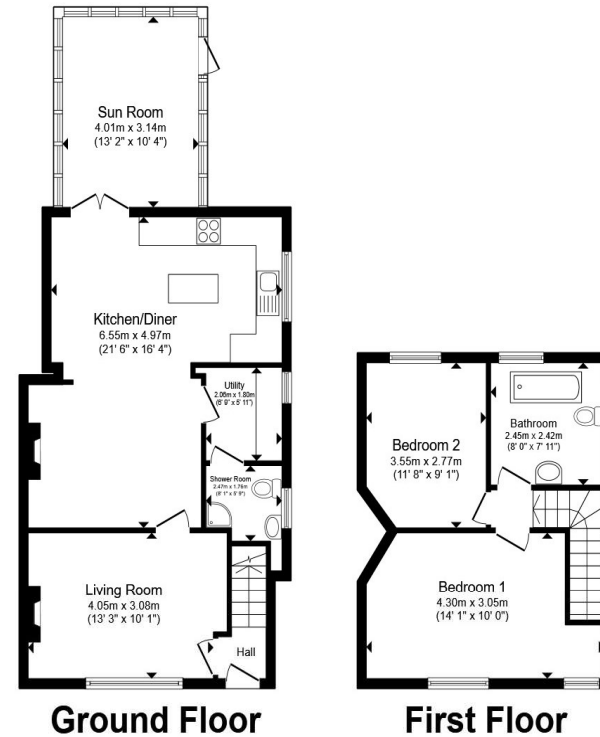
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## **Tynedale Main Road, Pettistree**

- Semi Detached Home
- Two Double Bedrooms
- Living Room With Log Burner
- Open Plan Kitchen/Diner Area & Conservatory
- Kitchen & Utility Room

Tenure: Freehold EPC Rating: E  
Council Tax Band: E

**£350,000**



Total floor area 103.1 m<sup>2</sup> (1,110 sq.ft.) approx

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Property Ref:  
FLH105579 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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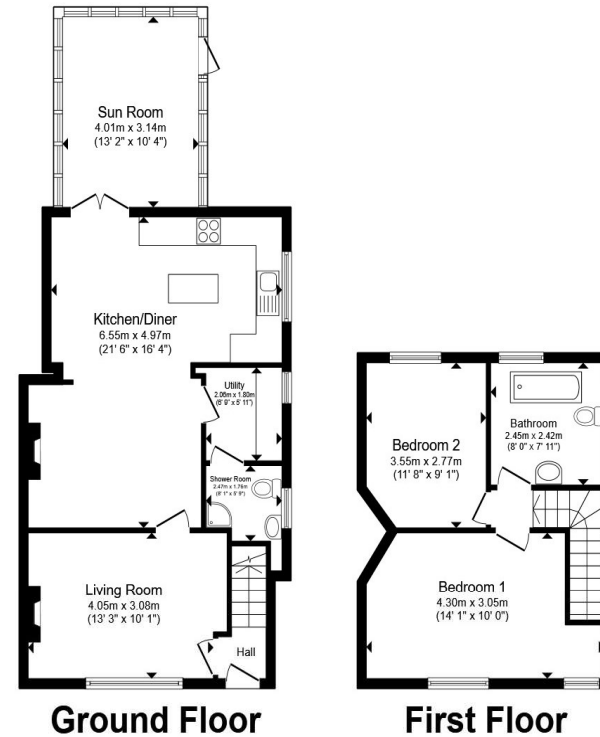
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