



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



## welcome to

### 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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## 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

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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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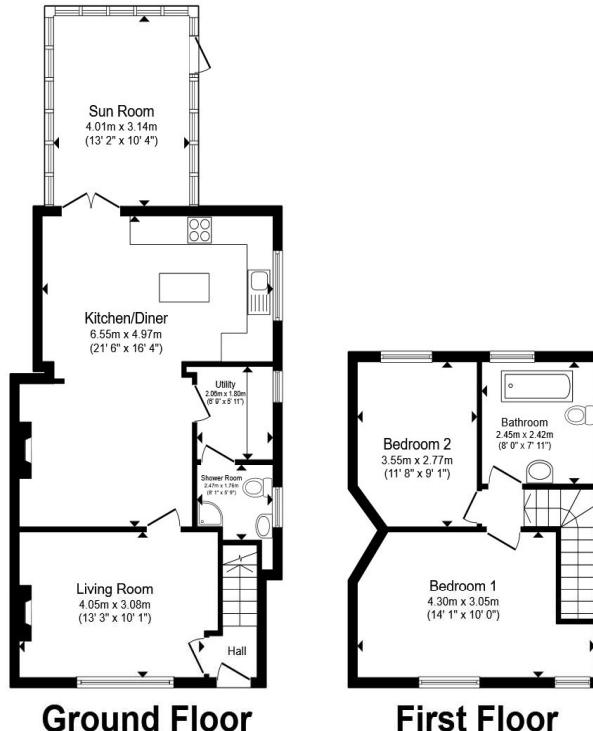
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