

# Foxhall



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## The Street

Tuddenham, IP6 9BS

Guide price £275,000



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## Summary Continued

Tuddenham St Martin is one of the most sought after villages to the north of Ipswich with a highly renowned gastro pub, and tea room. It gives the opportunity for rural living yet being only a 12 minute drive into the east side of Ipswich or potentially 15 minutes towards Ipswich town centre and Christchurch Park area.

Imagine coming in to the spacious lounge / diner on a cold winters night and seeing the wood burner roaring away - how cosy can you get?

## Front Garden

Set in an elevated position and fully enclosed by good condition high panel fencing. The garden is mainly laid to lawn with a decking area and enclosed by a brick wall with wood store. The front garden is totally unoverlooked from the front. In summer afternoons and early in the morning this would make a superb spot for outside alfresco dining, having a cuppa and a slice of cake or glass of wine.

## Entrance Porch

4'7" x 3'9" (1.40 x 1.15)

Replacement front entrance door through to entrance porch, tiled flooring, built-in cupboard and door leading through to lounge/diner.

## Lounge / Diner

19'5" x 12'7" (5.94 x 3.84)

The focal point of this room is without doubt the delightful wood burner in this beautiful open plan reception room being dual aspect with windows front and rear making it full of natural light. The rear windows in the dining area are southerly facing making this an extremely pleasant and sunny room. The wood burner is

set within a brick fireplace and Bressima beam with exposed brickwork walls, two electric heaters and built-in cupboard. Feature lantern wall lights which add to the cosiness, ample selection of wall and ceiling beams with staircase at the rear leading to the first floor and door to kitchen.

## Kitchen

7'1" x 6'6" (2.16m x 1.98m)

Modern fitted replacement kitchen in keeping with the character of the property comprising base drawers, cupboards and eye level units, solid oak work-surfaces with tiled splashbacks, electric oven and inset ceramic hob with extractor fan over, Butler sink with chrome mixer taps, integrated fridge, dishwasher, washing machine, tiled floor, recess lighting and double glazed window to rear which is southerly facing therefore making this a very pleasant and sunny room for a good part of the day.

## First Floor Landing

Doors to bedrooms and bathroom off.

## Bedroom One

11'10" x 11'10" (3.63 x 3.63)

Electric radiator and double glazed recess window to front.

## Bedroom Two

9'10" x 8'0" (3.00 x 2.45)

Fantastic dual aspect room with double glazed windows to both front and side, electric radiator, access to loft and built-in cupboard housing electric boiler with shelving. The current owners are also using this room as an office with a desk adjacent to the window which has superb views over the village of Tuddenham and Fynn Valley area beyond.

### **Bedroom Three**

**10'9" x 6'10" (3.3 x 2.10)**

Double glazed window to rear, this is southerly facing and overlooks the church to the rear making this a very pleasant room with another lovely outlook and radiator.

### **Bathroom**

Suite comprising panel enclosed bath with mixer taps, pedestal wash hand-basin with cupboards under, low level W.C., tiled flooring, fully tiled walls and double glazed window to side.

### **Rear Garden**

To the rear of the property is a small courtyard garden with a wooden shed and an additional brick built outbuilding which has power and light connected therefore ideal for freezer or tumble dryer.

### **Double Driveway**

At the side of the property with access from Church Hill itself is a double width concrete driveway providing parking for two good size vehicles. Adjacent to this is a side area with a high conifer hedge which helps to provide screening. However, it could be that the removal of this hedge and with some additional work carried out a third car park space may be possible to be created.

### **Surrounding Area**

The beauty of the position of this cottage is that it is set well back from the road and is absolutely ideal for anyone with dogs, or mountain bikes with a superb selection of bridle paths and footpaths up into the Fynn Valley behind and bridle paths to the front leading off to Westerfield and Witnesham.

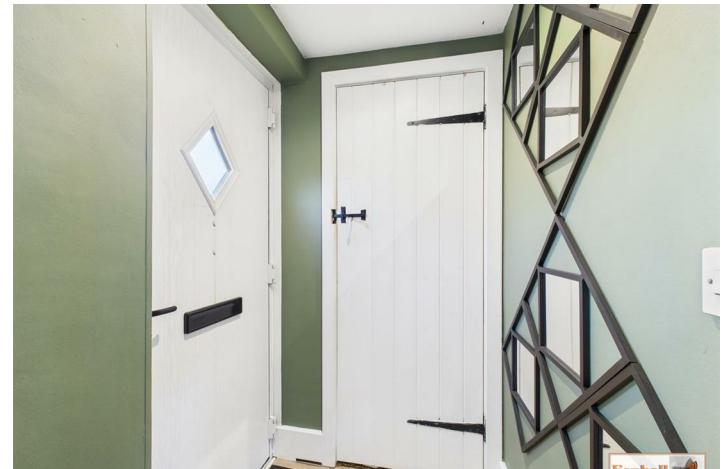
### **Agents Notes**

Tenure - Freehold

Council Tax Band - B









## Road Map



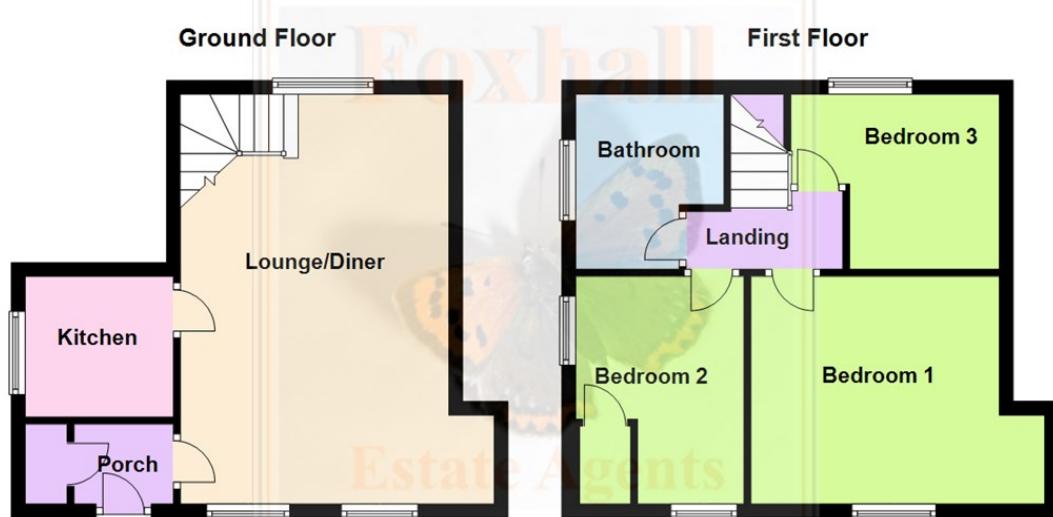
## Hybrid Map



## Terrain Map



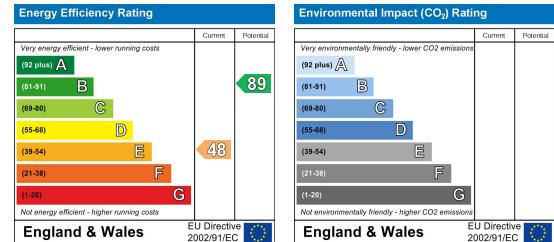
## Floor Plan



## 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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