



The Tuns Cottage Main Road, Pettistree Woodbridge IP13 0HW

welcome to

The Tuns Cottage Main Road, Pettistree Woodbridge

Conveniently situated for the neighbouring village of Wickham Market, is this extended, three bedroom, detached cottage, offering characterful, well proportioned accommodation.



Entrance Porch

Window to side, door to...

Hallway

Stairs to first floor, opening to...

Office

11' x 8' (3.35m x 2.44m)

Window to the front, wood flooring, ceiling beams, door to the...

Sitting Room

11' x 11' (3.35m x 3.35m)

Window to the front, feature fireplace with wooden mantel over, exposed beams, step down to the

Dining Room

11' 9" x 8' 4" (3.58m x 2.54m)

Tiled floor, exposed beams, two windows to the rear, door to the...

Kitchen / Breakfast Room

Breakfast Area

10' 2" x 8' 4" (3.10m x 2.54m)

Door to the dining room and door to the office.

Storage cupboard.

Kitchen Area

18' 6" x 10' 8" (5.64m x 3.25m)

Door and window to the rear. One and a quarter bowl sink and drainer with mixer tap with tiled splashback over. Fitted with a range of wall and base mounted units wall mounted boiler, space for cooker and white goods. Exposed roof beams, tiled floor.

First Floor Landing

Ample space for a desk, chair and storage unit.

Wood flooring, large window to the rear offering views over the rear garden. Doors to...

Bedroom One

11' x 11' (3.35m x 3.35m)

Window to the front, exposed ceiling beams, step down to a

Dressing / Shower Room

Glass enclosed shower cubicle with shower unit,

Bedroom Two

11' 6" x 11' 2" (3.51m x 3.40m)

Window to the front.

Bedroom Three

11' x 11' (3.35m x 3.35m)

Window to the front.

Bathroom

Window to the rear. Fitted with a suite comprising bath, pedestal wash hand basin and low level WC. Radiator

Outside

Front

There is a small lawned area, with driveway parking to the side of this giving access to the attached garage.

Rear Garden

Enclosed by fencing to one side and hedging the other, the private rear garden commences with a paved seating area, with steps a lawned area enclosed by paving. To the bottom of the garden there is a further shingled seating area and two brick built outbuildings, one with power connected.



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welcome to

The Tuns Cottage Main Road, Pettistree Woodbridge

- Rural Village Location
- Spacious Accommodation
- Generous Kitchen/Breakfast Room
- Master Bedroom with Shower/Dressing Area
- Two Further Bedrooms

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£360,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WBG109492 - 0008

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