

# 1 Tutelina Rise, Stanningfield Road - Guide Price £250,000

Great Whelnetham Bury St Edmunds Suffolk IP30 0TT

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Estate & Letting Agents



*"Consistently providing outstanding service to our clients"*

## Features

- 3 BEDROOM SEMI DETACHED HOUSE
- OFF ROAD PARKING FOR AT LEAST 2 VEHICLES
- GENEROUS SIZED REAR GARDEN
- 2 RECEPTION ROOMS
- FIRST FLOOR BATHROOM
- POPULAR VILLAGE LOCATION
- A FEW MILES FROM BURY ST EDMUNDS
- BRICK BUILT OUT BUILDINGS
- DOUBLE GLAZING THROUGHOUT
- CALL US NOW TO BOOK YOUR VIEWING

## The Property

Nestled in the village of Great Whelnetham, this three-bedroom semi-detached house offers a perfect blend of comfort and convenience and is located just a few miles from the bustling town of Bury St Edmunds.

One of the standout features of this home is the generous garden, which is complemented by brick-built outbuildings, offering potential for storage or even a workshop. The outdoor space is perfect for enjoying the fresh air, hosting gatherings, or simply unwinding after a long day.

Parking is a breeze with off-road parking for at least two vehicles, making it convenient for families or guests. The location is highly sought after, providing a friendly village atmosphere while still being within easy reach of local amenities and the vibrant culture of Bury St Edmunds.

This semi-detached house is a wonderful opportunity for those looking to settle in a picturesque village setting, combining modern living with the charm of rural life. Don't miss your chance to make this property your new home.

Please be aware that images of the property may have been digitally enhanced, edited, or staged using artificial intelligence, and may not reflect the current presentation or furnishings.





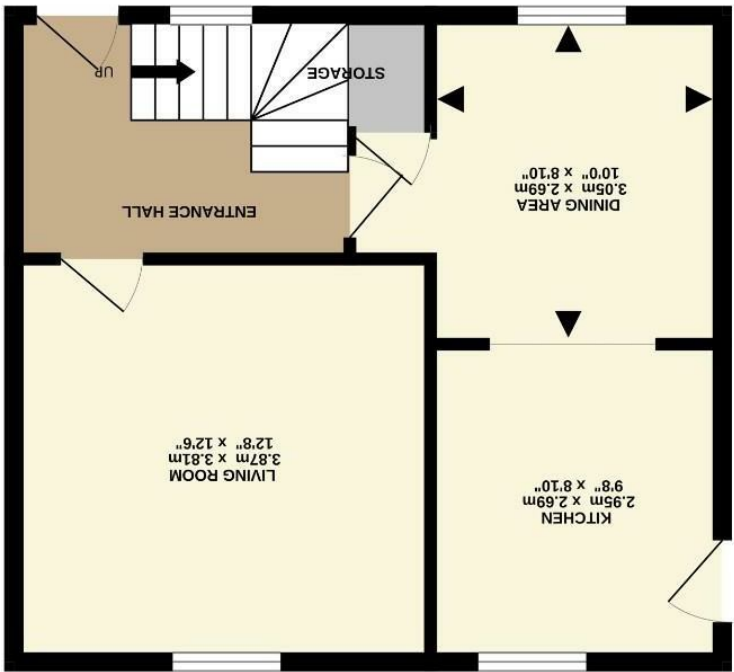
These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(56-68) D
	(39-54) E
	(21-38) F
Not energy efficient - higher running costs	(1-20) G
Current	84
Possible	59

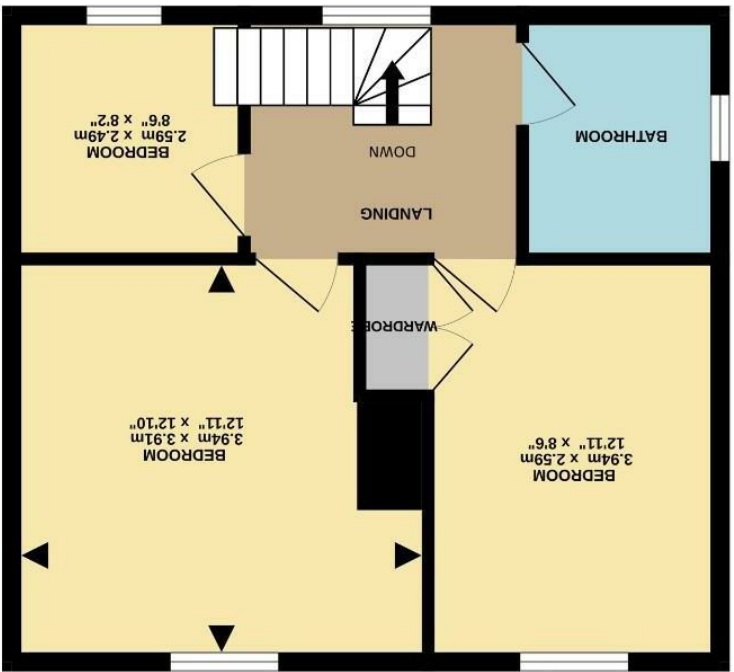
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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TOTAL FLOOR AREA : 78.4 sq.m. (843 sq.ft.) approx.



GROUND FLOOR  
39.5 sq.m. (425 sq.ft.) approx.



1ST FLOOR  
38.9 sq.m. (419 sq.ft.) approx.