

The Hill, Tuddenham, Suffolk, IP6 9BL
Guide Price £250,000 to £260,000

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- Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Two Shower Rooms
- Good Size Rear Garden
- Electric Heating & Double-Glazing



This nicely presented three-bedroom semi-detached house is situated in the idyllic village of Tuddenham St. Martin on the outskirts of Ipswich. The property is set back from the road and comes with a good size rear garden, electric heating, and double-glazing. As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises dining room, kitchen, ground floor shower room, dual aspect living room with log burner, first floor landing, three bedrooms, and shower room which is accessed via the landing and second bedroom.

Tuddenham St. Martin is a traditional Suffolk village in the stunning Suffolk countryside, lying beside the River Fynn. Tuddenham is located just 3.5 miles from the county town of Ipswich meaning there are plenty of amenities nearby. The popular Riverside and historic town of Woodbridge is just 3.5 miles to the east and offers a wonderful location to spend a day exploring the Riverside walks and independent high street. The village of Tuddenham itself benefits from a well renowned pub, The Fountain, and the quaint tearoom, The Old Stores. Being in a picturesque Suffolk village, there are plenty of walks on the doorstep too.

Outside – Front: The property is set back from the road and approached via a shared footpath to the front gate. The garden is laid to lawn with gated side access and path to the front door which has a charming open porch.
Dining Room: *10'10" x 8'1" (3.3m x 2.46m)* Double-glazed window to the front aspect, staircase rising to the first floor with double-glazed window to the front aspect, electric storage heater, and door through to:
Kitchen: *14' x 6'2" (4.27m x 1.88m)* Fitted with a range of matching eye and base units with drawers, square edge work surfaces, sink and drainer, and tiled splashbacks. There is space for a cooker, fridge freezer and washing machine, together with a pantry cupboard, electric storage heater, ceiling inset spotlights, double-glazed window to the rear aspect, door leading to the living room, and door through to:



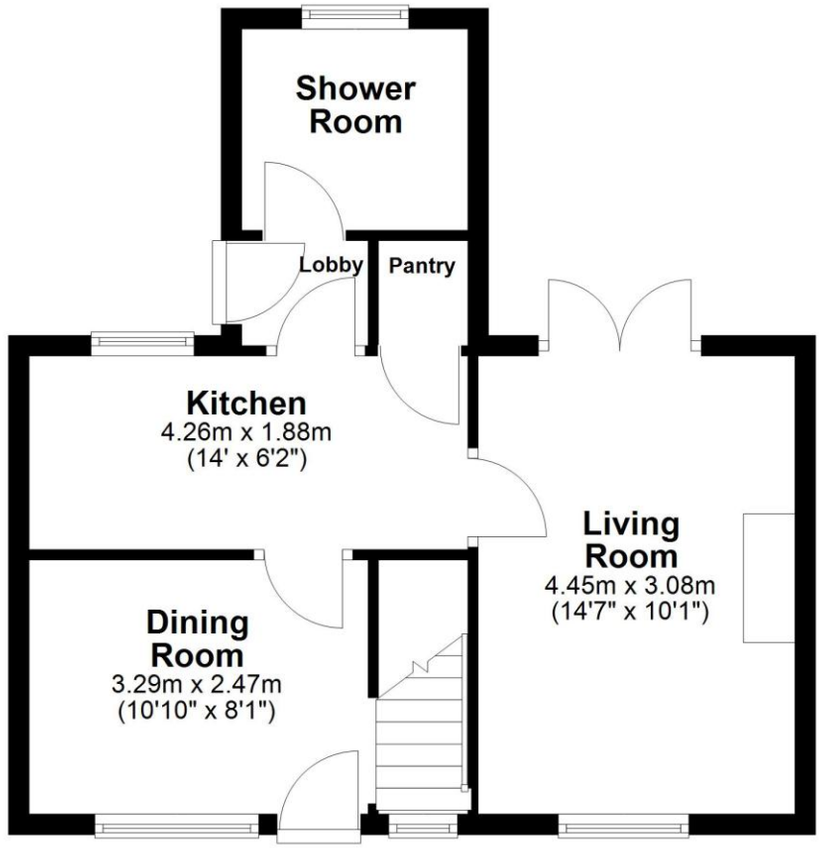


Lobby: Door opening out to the garden and door through to:
Shower Room: A stylish three-piece suite comprising a walk-in shower enclosure, low-level WC and hand wash basin, along with a heated towel rail, tiled floor, part tiled walls, and opaque double-glazed window to the rear aspect.
Living Room: *14'7" x 10'1" (4.45m x 3.07m)* Dual aspect with double-glazed window to the front and double-glazed French doors opening out to the rear garden, an understairs cupboard, an electric storage heater, and a redbrick fireplace with inset log burner.

First Floor Landing: Access to the loft and doors to the bedrooms and shower room.
Bedroom One: *14'5" x 10'1" (4.4m x 3.07m)* Dual aspect with double-glazed windows to the front and rear, period fireplace, and electric storage heater.
Bedroom Two: *10'10" x 7'9" (3.3m x 2.36m)* Double-glazed window to the front aspect, electric storage heater, built-in over stairs cupboard, and door through to:
Shower Room: A stylish three-piece suite comprising a walk-in shower enclosure, low-level WC and pedestal hand wash basin with tiled splashback, along with a heated towel rail, built-in cupboard, and opaque double-glazed window to the rear aspect. The shower room is accessed via the landing and bedroom two.
Bedroom Three: *10'5" x 7'2" (3.18m x 2.18m)* Double-glazed window to the rear aspect and electric storage heater.
Outside – Rear: The good size garden is predominantly laid to lawn with a patio area and is enclosed by mature hedging.
Communal Charges: There is a service charge of £250 per annum for the upkeep of communal areas.

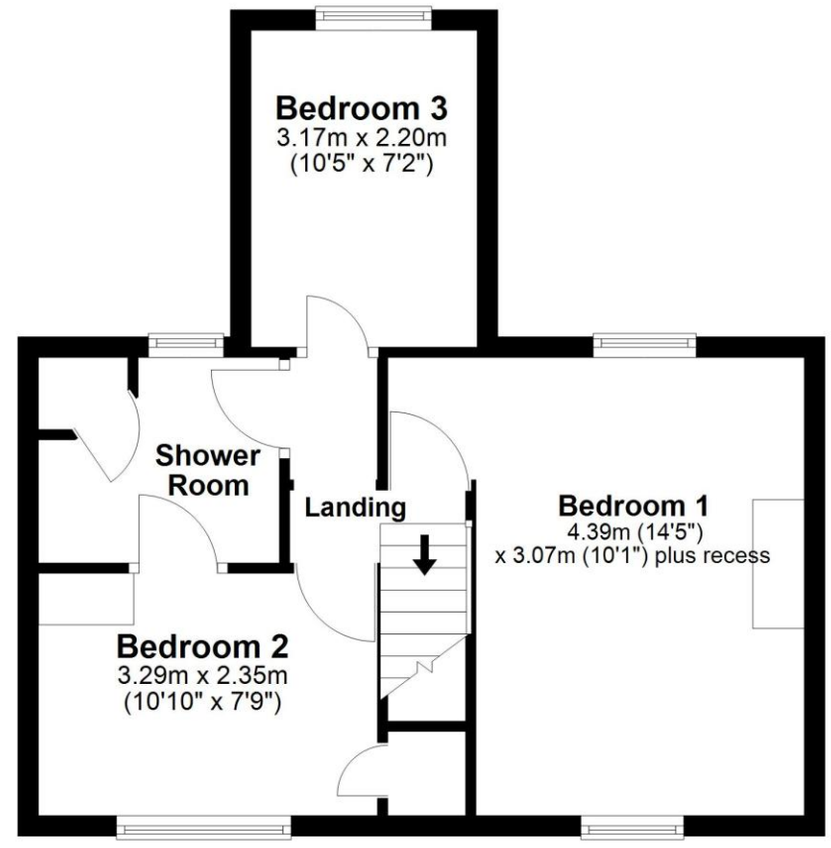
Ground Floor

Approx. 40.0 sq. metres (431.1 sq. feet)



First Floor

Approx. 40.0 sq. metres (431.1 sq. feet)



Total area: approx. 80.1 sq. metres (862.2 sq. feet)

Palmer and Partners would like to draw your attention to the following: I] these particulars do not constitute part of an offer or contract. II] These particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statement or fact. III] Nothing in these particulars shall be deemed a statement that the property is not in good condition or otherwise. We have not carried out a structural survey of the property and have not tested services, appliances and special fittings IV] measurements are generally taken by the use of a sonic measuring machine and will usually be the largest measurements of the room in question.


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Attributes

3 Bedrooms, 2 Bathroom, 2 Reception,
EPC Rating: E
Council Tax Band: B





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