



Palmer & Partners



Orford Road, Tunstall, Suffolk, IP12  
2JA  
Guide Price £300,000 to £325,000

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- No Onward Chain
- Popular Village Location
- Detached Cottage
- Three Bedrooms
- Family Bathroom
- Double-Glazing
- Off Road Parking
- Oil Fired Central Heating



A rare opportunity to purchase this chain free three-bedroom detached cottage, situated in a non-estate location, with lovely field views to the front, in the popular village of Tunstall. There is a double gated driveway providing off road parking for multiple vehicles as well as a low maintenance shingled front garden area. As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises entrance porch, downstairs cloakroom, substantial lounge with exposed beam and

impressive inglenook fireplace with wood burning stove, kitchen/breakfast room, whilst to the first floor are three bedrooms and a family bathroom. The property benefits from timber framed double-glazed windows throughout and from oil fired central heating with the oil boiler being approximately 6 years old.

The village of Tunstall is situated approximately 8 miles from the market town of Woodbridge and has a pub (The Green Man), St. Michael's Church, a Baptist chapel and Tunstall Common which is a

Site of Special Scientific Interest. Tunstall Forest is part of the Suffolk Coasts & Heaths Area of Outstanding Natural Beauty and is very popular with walkers, cyclists and horseriders.

The nearby village of Wickham Market provides local shops including a Co-Operative supermarket, Post Office and pharmacy; and a train station can be found at Campsea Ashe providing services to London's Liverpool Street Station via Ipswich.

**Outside – Front:** Double gated driveway providing off road parking for multiple vehicles, laid to shingle with flower and shrub borders. The front is enclosed by a low retaining brick wall and hedgerow and trees. Concealed oil tank located on the driveway.

**Wooden Entrance Door:** Into:  
**Inner Porch:** Exposed brick flooring, radiator and stable latch door into:  
**Downstairs Cloakroom:** Double-glazed window to the front aspect, two-piece suite comprising low flush WC and pedestal hand wash basin, half height tiling to walls and radiator.



**Lounge:** 12'4" x 17'5" (3.76m x 5.3m)  
 Double-glazed window to the front aspect, exposed brick inglenook fireplace with chimney breast and beam and log burning stove, radiator, exposed ceiling and wall beams, impressive stone flooring and door into:

**Kitchen:** 12'4" x 11'9" (3.76m x 3.58m)  
 Dual aspect with double-glazed windows to the front and rear aspect, fitted with a matching range of base mounted units with oak worksurface, inset butler sink with mixer tap, built-in wine rack, space for electric cooker, radiator, plumbing for washing machine,

tilled flooring, storage cupboard, tiling to splashbacks and stairs rising to the first floor.

**Landing:** Cupboard housing the hot water cylinder and stable latch doors leading to:

**Bedroom:** 12'6" x 10'6" (3.8m x 3.2m)  
 Double-glazed window to the front aspect with field views, radiator and carpeted.

**Bedroom:** 6'8" x 9'5" (2.03m x 2.87m)  
 Double-glazed window to the front aspect with field views, radiator and carpeted.

**Bedroom:** 6'8" x 9' (2.03m x 2.74m)  
 Double-glazed window to the front

aspect with field views, radiator, loft access and carpeted.

**Bathroom:** Obscure double-glazed window to the rear aspect, three-piece suite comprising tiled bath side with mixer tap and shower attachment, pedestal hand wash basin, low flush WC, tiled flooring, tiled walls, heated towel rail, shaver socket and two shelves providing storage.

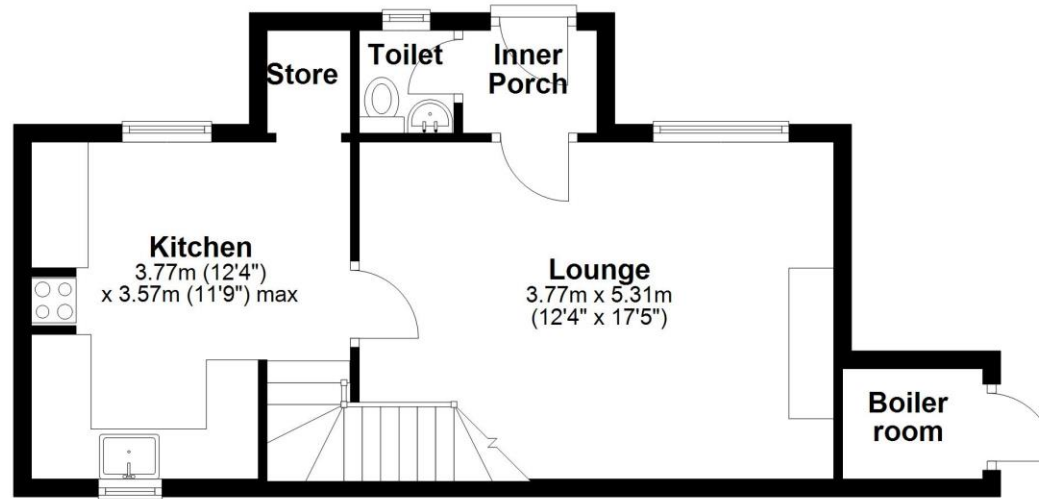
**Brick Built Outhouse:** Houses the oil-fired boiler.

**Agents Note:** There is no rear garden but there is a substantial frontage to the property with

potential to create a courtyard area.

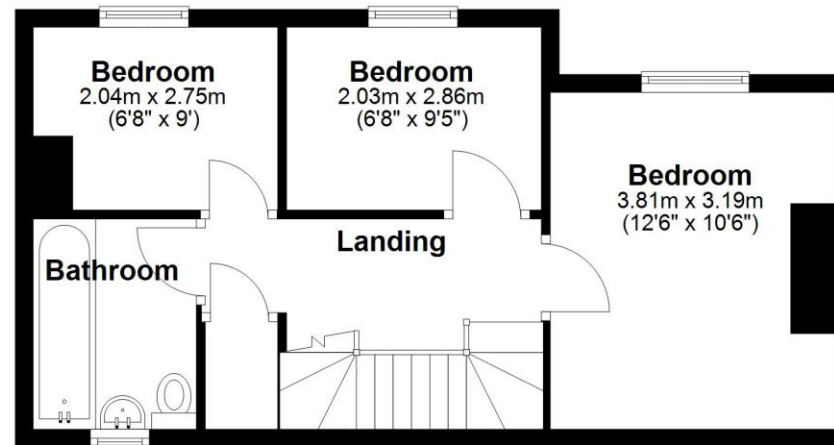
## Ground Floor

Approx. 40.5 sq. metres (436.2 sq. feet)



## First Floor

Approx. 38.1 sq. metres (410.3 sq. feet)



Total area: approx. 78.6 sq. metres (846.5 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, 1 Bathroom, 1 Reception,

EPC Rating: E

Council Tax Band: C



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