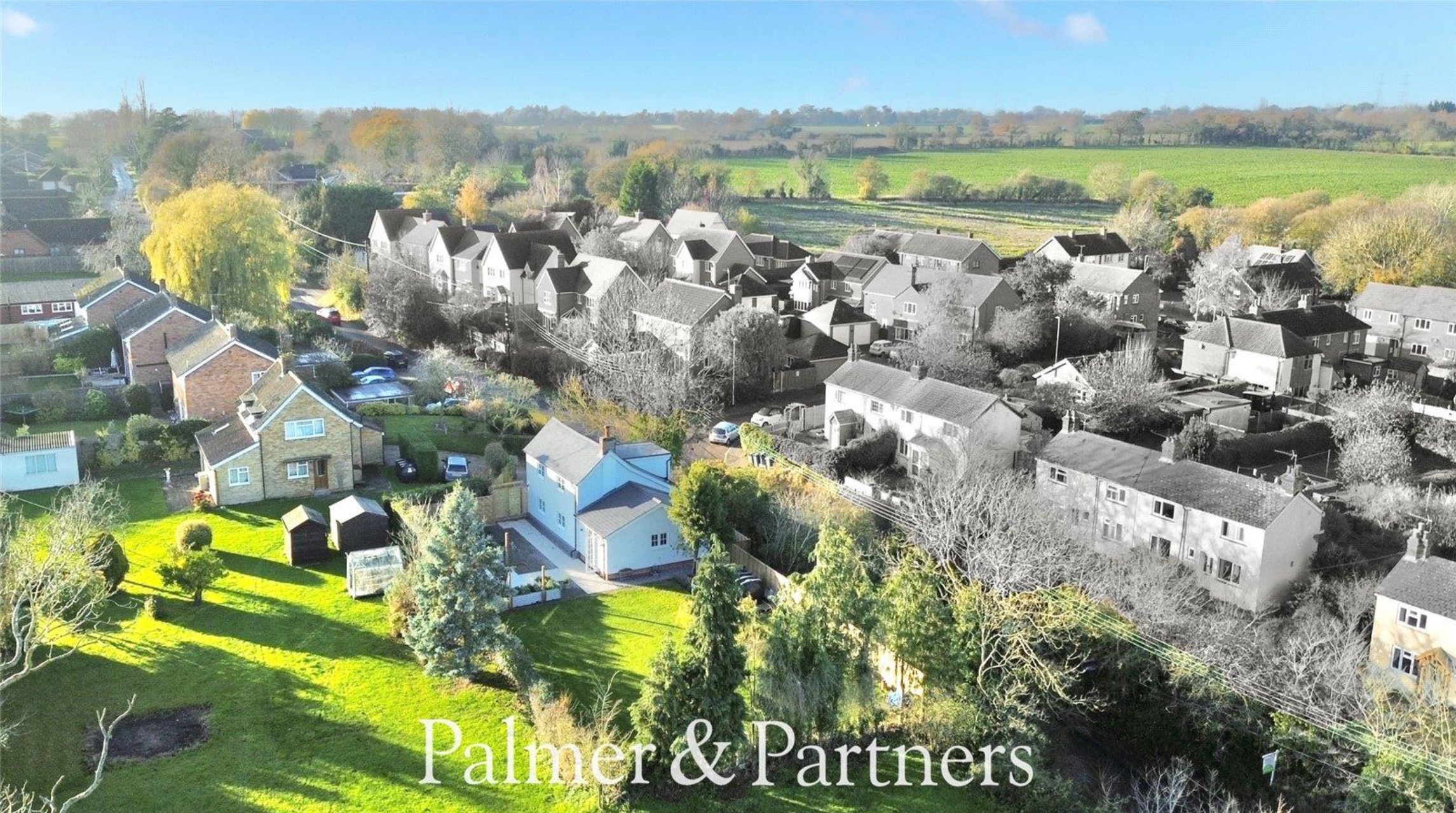




Palmer & Partners



Westerfield Lane, Tuddenham St.
Martin, Ipswich, Suffolk, IP6 9BH
Guide Price £475,000 to £500,000

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- Designated Quiet Lane
- Period Detached Cottage
- Three Bedrooms
- Ground Floor Bedroom/Study
- 24ft Living Room
- Newly Fitted Kitchen/Dining Room
- Integrated Kitchen Appliances
- Bathroom & En-Suite Shower Room
- Ample Off-Road Parking
- Beautifully Landscaped Rear Garden
- Potential to Extend (STPP)

This three-bedroom charming period property dating back to the 1800's is located down a Designated Quiet Lane in the heart of the village of Tuddenham St. Martin (There are two bedrooms upstairs and a third room downstairs which can be used as a bedroom). The detached cottage has undergone a complete renovation by the current owners including redecoration throughout; new flooring and carpets; new boiler, electrics, plumbing and central heating; and new kitchen, cloakroom, and bathrooms. The cottage also benefits from a new roof and drainage, ample off-road parking to the front, a beautifully landscaped side garden by a Chelsea gold designer, and extensive rear lawned

garden. There is potential to extend (subject to planning permission).

Agent's note:

Part of the property was underpinned in 1992. Relevant approvals and a recent Structural Inspection Report are available on request.

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.

Entrance Hall: Window to the side aspect, two radiators, part tiled and part engineered oak floor, ceiling inset spotlight, stairs to the first floor with understairs cupboard, and doors to:

Cloakroom: A stylish newly-fitted two-piece suite comprising low-level WC and vanity hand wash basin with storage beneath. There is a large heated towel rail, wall-mounted

mirrored vanity cabinet, ceiling inset spotlight, half-height panelled walls, tiled floor, and opaque window to the front aspect.

Bedroom Three / Study: 7'10" x 7'10" (2.4m x 2.4m) Window to the side aspect and radiator.

Living Room: 24'2" x 11'6" (7.37m x 3.5m) A beautifully light and airy reception room with two windows to the side aspect, two radiators, engineered oak floor, ceiling inset spotlights, boiler cupboard, and doorway through to:

Kitchen / Dining Room: 19'10" x 12'1" (6.05m x 3.68m) A stunning, triple-aspect open plan space which is incredibly spacious and filled with lots of natural light with windows to the rear and side aspects and French



doors opening out to the garden. The newly-fitted kitchen has a range of contemporary J-Pull eye and base level units and drawers, quartz work surfaces and upstands, and an undermount sink. The integrated appliances include a wine fridge, washing machine, dishwasher, and a range style cooker with double oven, grill and warming drawer, electric hob and extractor hood over, with a freestanding American fridge freezer. The kitchen / dining room has a vaulted ceiling, two radiators, and ceiling inset spotlights.

First Floor Landing: Exposed beams and doors to the bedrooms and bathroom.

Bedroom One: 12'10" x 12'1" (3.9m x 3.68m) Window to the side aspect

with field views, radiator, exposed beams, ceiling inset spotlights, two sets of built-in wardrobes, and door through to:

En-Suite Shower Room: A stylish newly-fitted three-piece suite comprising shower enclosure, low-level WC and a 'his and hers' hand wash basin with splash back. There is a heated towel rail with radiator, wall-mounted mirrored vanity cabinet, tiled floor, part tiled walls, ceiling inset spotlight, and eaves storage.

Bedroom Two: 11'7" x 10'8" (3.53m x 3.25m) Window to the side aspect with field views, radiator, exposed beams, ceiling inset spotlights, built-in wardrobe, and doorway through to:



Dressing / Study Area: 6'10" x 3'4" (2.08m x 1.02m) Window to the front aspect, window overlooking the staircase, and a radiator.

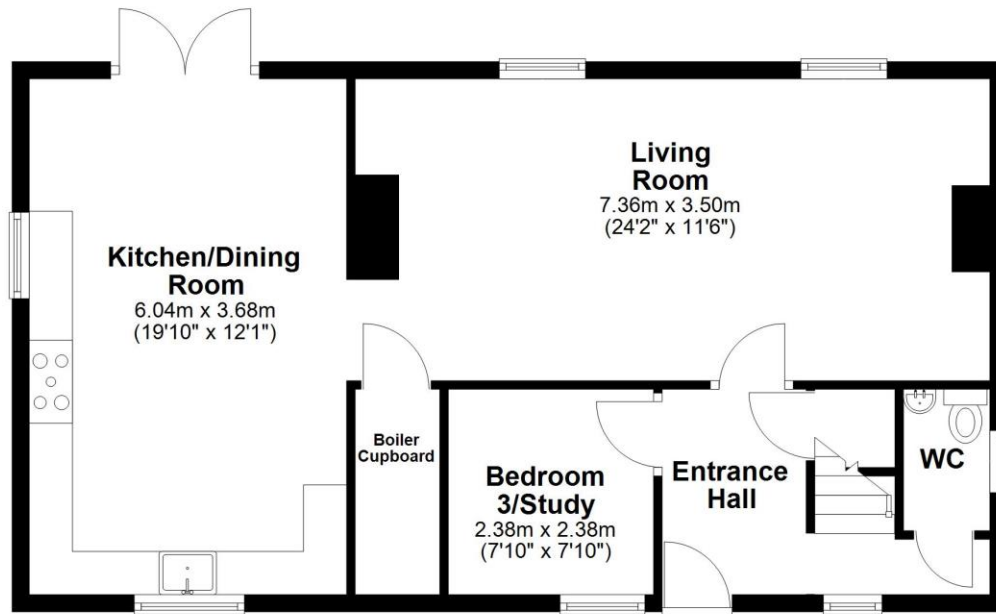
Bathroom: A stylish newly-fitted three-piece suite comprising freestanding clawfoot bath with telephone style shower attachment, pedestal hand wash basin and low-level WC. There is a wall-mounted mirrored vanity cabinet, ceiling inset spotlight, half-height panelled walls, Moroccan tiled floor, and opaque window to the side aspect.

Outside: The gardens have been beautifully landscaped and has an extensive patio and stone entertaining area leading out from the kitchen / dining room with stylish stainless-steel planters. This opens

out to the rest of the garden which is extensively laid to lawn with mature trees and has a discreet area housing the oil tank. There is access via both sides back down to the front with a gate to one side and passageway to the other side. To the front there is a substantial block-paved driveway providing off-road parking for numerous vehicles as well as an EV charging point. There is outdoor security lighting to the front and sides, oil-fired central heating, and mains drainage.

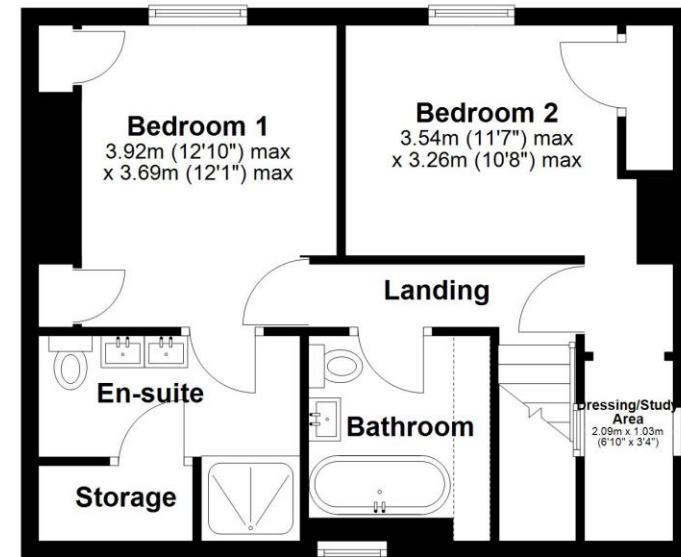
Ground Floor

Approx. 66.9 sq. metres (720.3 sq. feet)



First Floor

Approx. 51.2 sq. metres (551.6 sq. feet)



Total area: approx. 118.2 sq. metres (1271.9 sq. feet)

Mill House , Westerfield Lane, Tuddenham

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

2 Bedrooms, 2 Bathroom, 2 Reception,

EPC Rating: To be confirmed

Council Tax Band: D



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