MOLYNEUX
ESTATE AGENTS

High Street

Tuddenham, IP28

Guide price £450,000

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Description

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Located in the charming village of Tuddenham, this impressive detached family home offers an exciting blend of modern comfort and historical character. Spanning an expansive 2,067 square feet, the property boasts three reception rooms, providing ample space for both relaxation and entertainment. The welcoming entrance hall leads to a stunning lounge, featuring an inglenook fireplace adorned with a beautiful bressummer oak beam and an inset wood-burning stove, creating a warm and inviting atmosphere.

The heart of the home is undoubtedly the modern kitchen, which includes a central island with a breakfast bar, a built-in oven with an induction hob, and an extractor fan. The Butler sink adds a touch of elegance, while the space for a washing machine and dishwasher ensures practicality. An American fridge freezer is included with the sale, along with a water softener for added convenience. Adjacent to the kitchen, the dining room and conservatory provide delightful spaces to enjoy meals and family gatherings.

Upstairs, the property features five well-appointed bedrooms across the first and second floors. Two of these bedrooms benefit from en-suite bathrooms, one of which boasts a luxurious clawfoot bath. A modern family bathroom, complete with both a bath and shower, caters to the needs of the household.

Additional highlights include oil-fired central heating, solar panels with battery storage, and a brick double garage. The attractive rear garden is a true oasis, featuring an Indian sandstone patio area and both an apple and pear tree, plus a convenient timer shed. With exposed beams throughout, and original brick fireplaces, plus a brick well in the front garden area, this home, which dates back to 1851 with a rear extension added in 1991, is bursting with character.

Situated with excellent road links to the A11, this property is ideal for commuters heading to Newmarket, Cambridge, Norwich, and beyond. With no onward chain, this is an opportunity not to be missed. Call now to arrange a viewing and experience the charm of this delightful one of a kind residence.

Measurements

Entrance Hall & Cloakroom

Lounge - 20' 5" x 17' 10"

Dining Room - 14' 5" x 9' 3"

Conservatory - 9' 6" x 7' 4"

Kitchen - 15' 1" x 14' 1"

Stairs to first floor landing

Bedroom 1 - 12' 3" x 10' 6"

En- Suite - 8' x 6' 6"

Bedroom 2 - 9' 8" to front of wardrobe x 9' 6"

Bedroom 3 - 10' x 7' 11"

Bathroom - 13' 9" x 5' 4"

Stairs to second floor landing

Bedroom 4 - 12' 9" max x 11' 2"

En- Suite 6' 4" x 5' 6"

Bedroom 5 - 9' 6" x 7' 10"

Double Garage - 19' 4" x 16' 10"

Tel: 01638 474164

Anti-money Laundering & Identification
We are supervised by HMRC and, as such, have an obligation under anti-money laundering regulations to conduct anti-money laundering checks on all potential buyers and sellers. Our compliance partner, Coadjute, will securely manage these checks on our behalf.

Once an offer is accepted (subject to contract) Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service.

These anti-money laundering checks must be completed before we can send a Memorandum of Sale to solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Agents Note
Council Tax Band - West Suffolk, D.

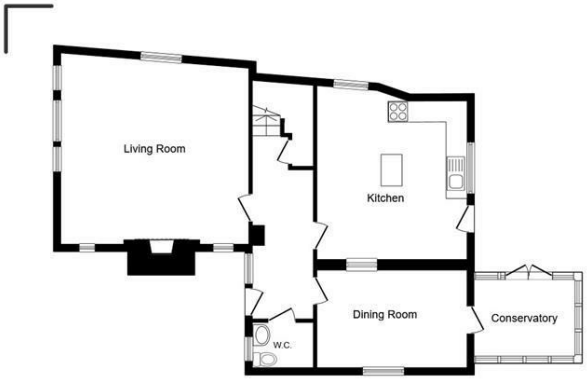
Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

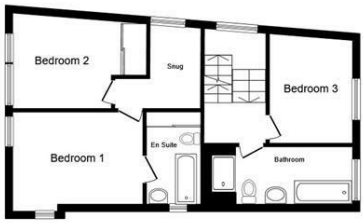
Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

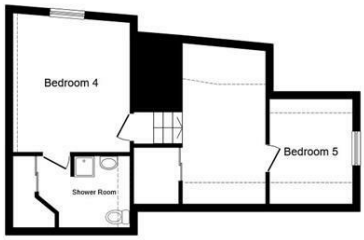
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.



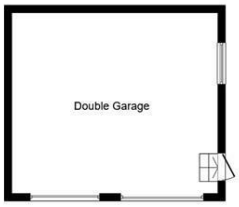
Ground Floor



First Floor



Second Floor

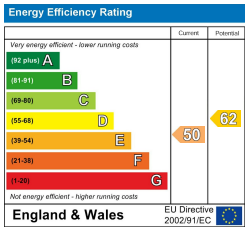


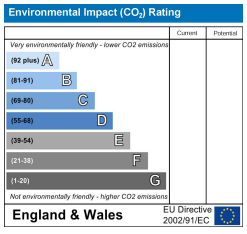
Garage

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Viewing

Please contact our Mildenhall Office on 01638 474164 if you wish to arrange a viewing appointment for this property or require further information.





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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