

A three bedroom semi-detached period house with off-road parking and garage, situated in the lovely village of Tuddenham within walking distance of the pub and just 3 miles from Ipswich.

Guide Price
£310,000 Freehold
Ref: P6848/C

1 Rose Cottage
The Street
Tuddenham
Ipswich
Suffolk IP6 9BT



Sitting room, kitchen/dining room.

Bedroom one with en-suite shower room, two further bedrooms and bathroom.

Off road parking for at least two vehicles.

Single garage.

32m x 6m (105' x 19'7) south-east facing rear garden.

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU
T: 01728 724200
F: 01728 724667

And The London Office
40 St James Street
London SW1A 1NS

email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

Location

1 Rose Cottage is located in the village of Tuddenham St Martin which lies to the north of Ipswich. The village itself has the well regarded Tuddenham Fountain public house as well as picturesque walks through the Fynn Valley. The popular Fynn Valley Golf Club is 2.5 miles and as well as the golf course there is also the Café Terrace which is open for breakfast and lunch. The town of Woodbridge is 6 miles where there are national and independent shops, a variety of pubs and restaurants, a sports centre and cinema along with the famous Tide Mill on the river Deben. Ipswich which is 3 miles, offers national shops and a wide range of pubs, restaurants and leisure facilities. Mainline rail links run from Ipswich to London's Liverpool Street Station.

Description

1 Rose Cottage is a pretty, semi-detached dwelling of predominantly brick construction with part rendered elevations under a tiled roof. In recent decades, a substantial rear extension was added. On the ground floor, is a spacious sitting room with open fire as well as a kitchen/dining room. On the first floor is a principal bedroom with en-suite shower room, two further bedrooms and a bathroom. The property benefits from oil fired central heating and the vendors have replaced the windows and doors with attractive, period style UPVC windows and doors throughout. Outside, there is a fully enclosed south-east facing rear garden and off-road parking for at least two vehicles as well as an attached single garage.

The Accommodation The Cottage

Ground Floor

A UPVC partially glazed front door leads to the

Sitting Room 20'7 x 11'3 (6.27m x 3.43m)

A spacious dual aspect room with UPVC windows to the front and side of the property. Fireplace with cast iron surround. Wall light points. Radiator. Stairs to the first floor landing. A door opens to the





Kitchen/Dining Room 16'8 x 10'9 (5.08m x 3.28m)

Fitted with a range of high and low level wall units with space and plumbing for a washing machine, dishwasher and electric oven with extractor fan above. Roll edge timber effect work surface with one and a half bowl stainless steel sink with drainer and mixer taps above. Laminate wood flooring. Recessed spot lighting. Radiator. Space for fridge freezer. Cupboard housing the oil fired boiler. UPVC windows to the side of the property and French doors opening up to the rear patio and garden.



From the ground floor sitting room stairs lead up to the

First Floor

Landing

Hatch to roof space. Doors lead off to the three bedrooms and bathroom.

Bedroom One 12'5 x 11' (3.78 x 3.35m)

A double bedroom with UPVC window to the front of the property with views over the rooftops towards meadows and woodland. Radiator. Fitted shelving. Recessed spotlighting. A door opens to a



Shower Room

Recently re-fitted with stylish units including WC, shower and hand wash basin with cupboard below. Tiled walls and flooring. Radiator. Recessed spotlighting. UPVC window with obscured glazing to the side of the property.



Family Bathroom

Comprising bath, WC and hand wash basin. Strip light and shaver point. UPVC window to the side of the property with obscured glazing. Radiator.

Bedroom Two 10'9 x 8'8 (3.28m x 2.64m)

A double bedroom with UPVC window to the rear of the property and garden. Radiator. Recessed spotlighting.



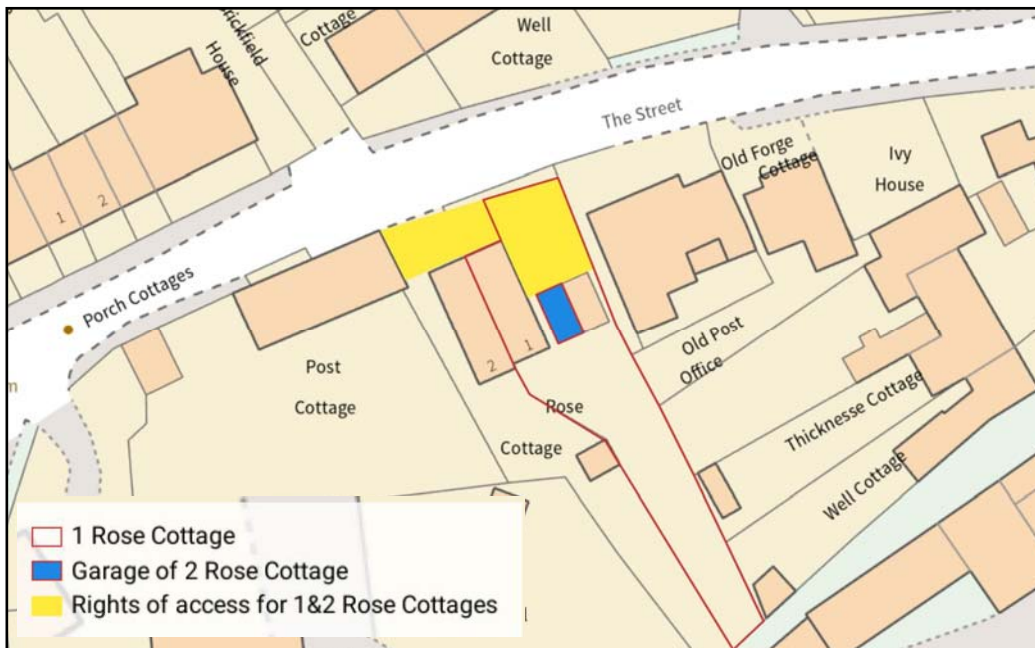
Bedroom Three 7'9 x 7'8 (2.36m x 2.34m)

A single bedroom with UPVC windows to the side of the property. Radiator. Recessed spotlighting.

Outside

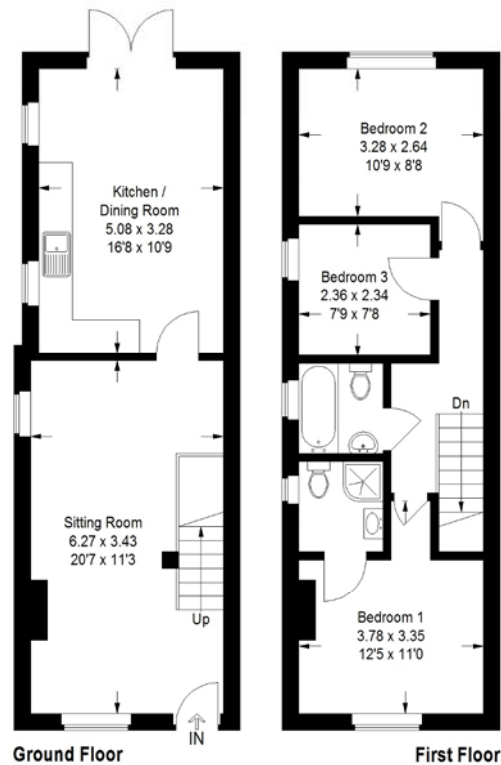
The property is approached from the road by a brick paved driveway onto an extensive shingle parking area. Whilst the neighbour has a right to cross the shingle drive area to their garage, at the current time, the garage has been converted into a store so vehicular access is not required. The garage for number 1 is of timber framed construction on a brick and block plinth under a pan tiled roof. It has an up and over garage door to the front and measures 17'2 x 9'. Power and light are connected. From the parking area, a high level gate and shingle path leads to the rear garden. Immediately abutting the cottage itself is a patio with steps up to the lawn and gardens. This is enclosed by hedging and fencing and contains shrubs and flower beds. It measures approximately 32m x 6m (105' x 19'7) Within the garden is a timber shed.





1 Rose Cottages, Tuddenham St. Martin

Approximate Gross Internal Area = 77.7 sq m / 836 sq ft



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Produced for Clarke and Simpson

Viewing Strictly by appointment with the agent.

Services Mains water, drainage, and electricity. Oil fired central heating.

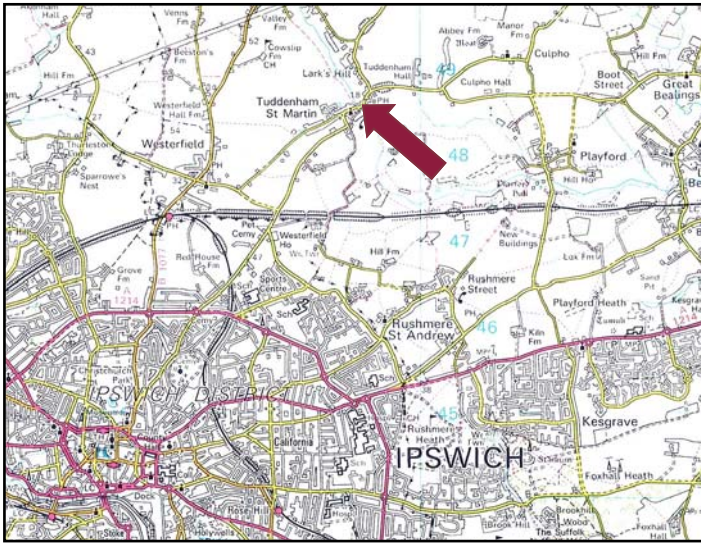
Council Tax Band C; £1,759.13 payable per annum 2023/2024.

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 01394 383789

EPC = D (Copy available upon request via email)

NOTES

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- The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers and buyers identity.



Directions

From the northern ring road of Ipswich, the A1214, take the road signposted Tuddenham St Martin and upon entering the village bear round to the left and then right where 1 Rose Cottage will be found on the right hand side in an elevated position.

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