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PROPERTIES

Selling Properties the Wright Way



## Thicknesse The Street

Tuddenham, Ipswich, IP6 9BT

**Guide price £499,950**





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## Description

Thicknesse Cottage is a beautiful quaint grade II listed home boasting a wealth of charm and character. Features include lots of exposed beams, an inglenook fireplace with oak beam mantel and log burner, cottage doors and Victorian style radiators. Whilst the property enjoys older cosy features it also benefits from modern upgrades including a shaker style kitchen with central island, oak worktops and flooring, bathroom with Victorian style suite, some secondary glazing and central heating. Inside the accommodation comprise of an entrance hall, two reception rooms, kitchen/breakfast room, study area, cloakroom on the ground floor complimented by three bedrooms and a bathroom upstairs. This property has a fantastic feel inside and would make an ideal main or secondary residence.

## Location

Tuddenham St Martin is situated to the north of Ipswich and is home to the well regarded Tuddenham Fountain public house and offers 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.

## Entrance hall

Front door, doors to accommodation and stairs to the first floor.

## Cloakroom

Low level wc, wash hand basin with mixer taps, shelving and oak flooring.

## Sitting room

15'9 x 14'00 (4.80m x 4.27m)

Window to front, red brick inglenook fireplace with oak mantel, log burner and woodstore. Exposed beams, parquet floor, Victorian style radiator, built in storage cupboard and door to cloakroom.

## Dining room

15'01 x 13'05 (4.60m x 4.09m)

Window to front, exposed beams, oak flooring, two victorian style radiators, understairs study area with window to rear, storage cupboard housing the boiler, and opening onto the kitchen.

## Kitchen/breakfast room

14'08 x 11'11 (4.47m x 3.63m)

Window and stable door to rear, skylight, matching eye level and base units with oak worktops above, butler sink, space for an electric range style oven, space for a fridge/freezer, washing machine and dishwasher. A central island provides further storage with pan drawers and space for stools, Victorian style radiator, exposed beams and oak flooring.

## First floor landing

### Bedroom one

16'04 x 14'02 (4.98m x 4.32m)

Windows to front and rear with made to measure wooden shutters, exposed beams, two fitted wardrobes, an airing cupboard, radiator and carpet flooring.

### Bedroom two

9'06 x 8'11 (2.90m x 2.72m)

Window to front with made to measure wooden shutters, exposed beams, radiator and carpet flooring.

### Bedroom three

10'02 x 7'02 (3.10m x 2.18m)

Window to rear, exposed beams, radiator, carpet flooring and cupboard providing storage and housing the electric meter.

## Bathroom

Window to front, exposed beams, white roll to bath with claw feet and ornate taps and shower above, victorian style wc and wash basin with chrome fittings, Victorian heated towel rail and oak flooring.

## Outside and gardens

The property is set back from a quiet lane and approached by its own drive providing off road parking for several vehicles and a detached garage. The rear garden enjoys a sandstone

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patio, an ideal space for alfresco dining, raised shrub and flower beds border this area and steps lead up to the lawned garden. A large timber summer house which has previously served as a gym, study and studio is situated to the rear of the garden.

### Services

We understand that mains electric, water and drainage are

connected to the property.

Tenure: Freehold

EPC: Exempt

Council tax band: D

Agents note - We would like to advise that bedroom three forms part of a flying freehold.





Road Map



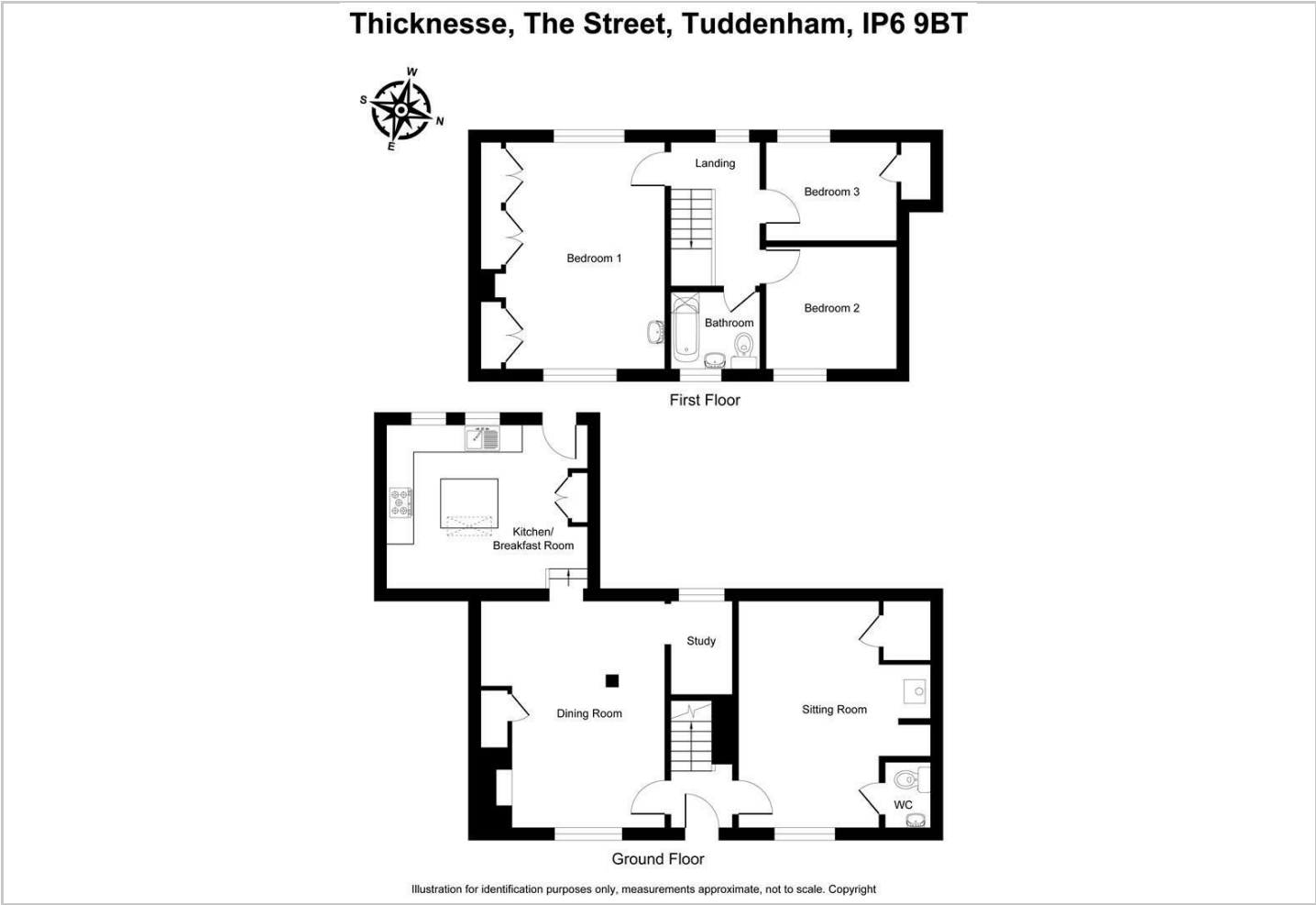
Hybrid Map



Terrain Map



Floor Plan

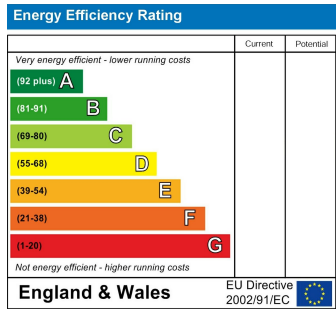


Viewing

Please contact our Charles Wright Properties Office on 01394 446483 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph



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