

Braeburn, 1 Fynn Lane, Tuddenham, Ipswich, IP6 9DB



Freehold

Guide Price

£500,000

Subject to contract

Approaching 1/2 acre

3/4 bedrooms
Sitting/dining room
and **2** bathrooms



Situated less than 5 miles from the town centre, but on the edge of rolling countryside, is this detached bungalow which has been extended to the rear.

Some details

General information

The village of Tuddenham lies around a 10 minute drive from Ipswich and is nestled on the edge of Fynn Valley. Fynn Lane lies adjacent to the Tuddenham Fountain restaurant close to open countryside. This property has been extended to the rear and offers versatile accommodation which could benefit from some modernisation. It has upvc double glazing and LPG central heating plus a bathroom and shower room. It is set in grounds approaching half an acre and has a 28ft garage/workshop.

The reception hall has a door and window to the front, tiled floor and doors off. The sitting room has windows to two aspects and a wall mounted gas fire. Adjacent is the dining room/bedroom two which has a window to the side, patio doors to the rear and a boiler cupboard. The kitchen has a window to the side and a range of modern base and eye-level units, roll edge tops, sink, slot-in cooker with extraction chimney over, plumbing for a washing machine and door to the rear hall.

Bedroom one has windows to the front and side and built-in double mirror fronted wardrobes. The bathroom has a window to the rear and a white suite of bath, basin and WC plus fully tiled walls. Off the rear extension there is a door to the garden, a shower room with window to the side and a suite of shower, basin and WC plus fully tiled walls. Bedroom three has patio doors to the side, a window to the rear, built-in wardrobes and a tiled floor. Bedroom four has a window to the side.

Reception hall

13' 7" x 5' 10" (4.14m x 1.78m)

Sitting/dining room

15' 7" x 13' 10" (4.75m x 4.22m)

Dining room/bedroom two

14' 11" x 8' 11" (4.55m x 2.72m)

Kitchen

11' 11" x 10' (3.63m x 3.05m)

Bedroom one

12' x 10' (3.66m x 3.05m)

Bedroom three

10' 6" x 9' 10" (3.2m x 3m)

Bedroom four

7' x 6' (2.13m x 1.83m)

Bathroom

6' 7" x 5' 5" (2.01m x 1.65m)

Shower room

7' x 6' 5" (2.13m x 1.96m)

The outside

The long front garden is laid to lawn with border shrubs and partly enclosed by hedging. A large block paved driveway provides parking and turning space for numerous vehicles which in turn leads to a detached concrete block garage/ workshop measuring approximately 28ft in length with an electric rollup door. There is a crazy-paved patio leading to extensive lawns surrounded by hedging and fencing. There is also a large vegetable area and fruit orchard.

Where?

Tuddenham lies to the north of Ipswich close to open countryside and yet providing easy access to the A12/14 and Ipswich mainline station. Ipswich and Martlesham and within easy reach, both providing superb shopping and recreational facilities, whilst Fynn Valley Golf Club is also close by.

Important information

Council Tax Band - D

Services - We understand that mains water, drainage and electricity are connected to the property. LPG central heating.

Tenure - Freehold

EPC rating - D

Our ref - CPJ

Agents note

The previous owner installed solar panels many years ago and these now generate an income.

Directions

Proceed across Ipswich town centre on Crown Street, fork left onto Soane Street at the bottom of Christchurch Park and then at the T-junction turn left onto Bolton Lane. Fork right onto Tuddenham Road, adjacent to the Woolpack Public House, and continue to the roundabout then proceed straight across. After some distance you enter the village of Tuddenham and follow the S-bend round into The Street and then turn right into Fynn Lane before the Fountain restaurant. The property will be found on the left marked by a Fenn Wright board.

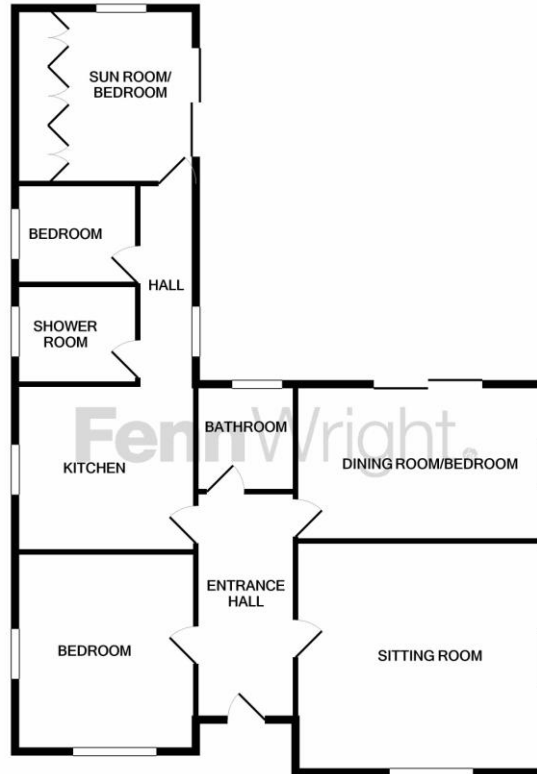
Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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Viewing

To make an appointment to view this property please call us on 01473 232 700



To find out more or book a viewing

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