

2 Street Farm Close, Tunstall, Woodbridge, IP12 2LD



Freehold

Guide Price

£600,000

Subject to contract

Beautiful family home

4 bedrooms,
2 reception rooms
and 3 bathrooms



Some details

General information

A beautifully presented four bedroom detached home, set on a corner plot with a good-sized rear garden, double garage and off-road parking. With modern, versatile accommodation, this delightful home is set just some 8 miles from Woodbridge.

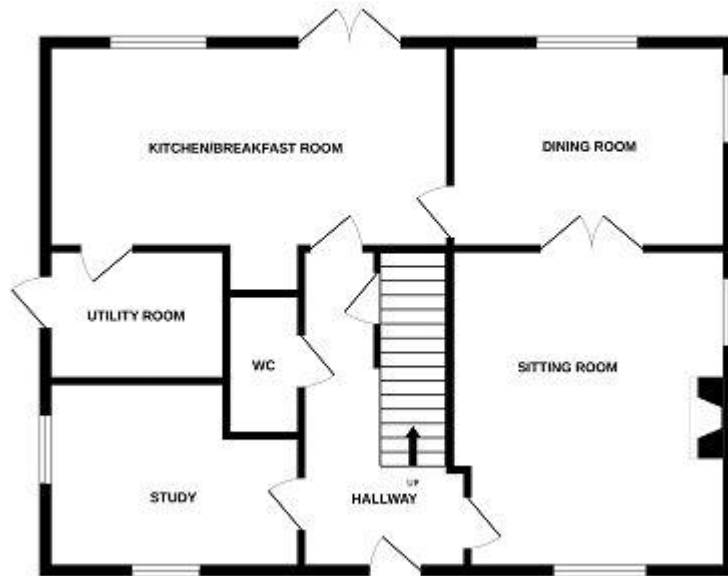
The front door opens into the spacious hallway, with stairs rising to the first floor and doors to the remaining accommodation. On the right is the sitting room, which enjoys a dual aspect with fitted shutters to each window and an open fireplace with exposed brick hearth, and a wood burning stove. Double doors lead into the dining room to the rear of the property, which in turn leads into the kitchen/breakfast room. Fitted with cream shaker style eye level and base units, with a marble effect worktop over, there is an inset sink and drainer, space for a double Rangemaster cooker with hob and extractor fan over and an integrated fridge freezer and dishwasher. The breakfast area has double doors to the patio and rear garden beyond. Just off the kitchen is the utility which has been fitted with the same units, and an inset sink with a fitted washing machine and space for a tumble dryer. Completing the ground floor is a study located at the front of the property, which offers a versatile space and could be used as a hobby room, playroom or further snug area. There is also a cloakroom just off the hallway.

The first-floor accommodation comprises of four double bedrooms, two ensembles and the main bathroom. Bedrooms one and two enjoy front aspects, both with ensuite bathrooms, comprising a shower cubicle, wc and basin. Bedroom one benefits from two built-in double wardrobes, whilst the second bedroom has one built-in wardrobe. Bedroom three also enjoys a built-in double wardrobe and similarly to bedroom four, both have views over the rear garden. The main bathroom has been fitted with a three-piece suite, comprising a bath with shower over, basin and wc. Finally, there is an airing cupboard on the landing, housing the hot water tank and ample storage space.

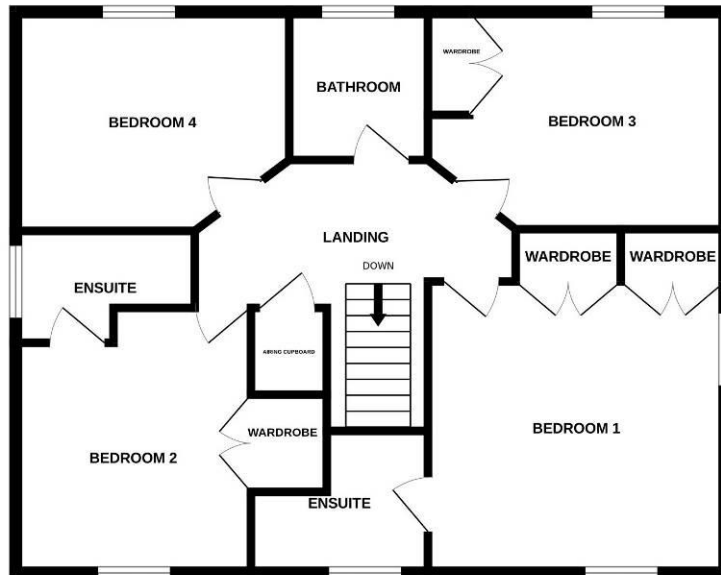


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GROUND FLOOR
847 sq.ft. (78.7 sq.m.) approx.



1ST FLOOR
832 sq.ft. (77.3 sq.m.) approx.



TOTAL FLOOR AREA : 1679 sq.ft. (156.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Hallway

15' 8" x 7' 3" (4.78m x 2.21m)

Sitting room

15' 8" x 13' 7" (4.78m x 4.14m)

Dining room

13' 8" x 10' 0" (4.17m x 3.05m)

Kitchen/breakfast room

19' 9" x 10' 0" (6.02m x 3.05m)

Utility room

7' 3" x 5' 8" (2.21m x 1.73m)

Study

11' 0" x 9' 6 (max)" (3.35m x 2.9m)

WC

6' 5" x 3' 3" (1.96m x 0.99m)



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Particulars for 2 Street Farm Close, Tunstall, Woodbridge, IP12 2LD

Bedroom one

13' 6" x 13' (4.11m x 3.96m)

Ensuite

8' 3" x 6' 1" (2.51m x 1.85m)

Bedroom two

13' 3" x 10' 9" (4.04m x 3.28m)

Ensuite

7' 4" x 4' 7" (2.24m x 1.4m)

Bedroom three

11' 9" x 10' 0" (3.58m x 3.05m)

Bedroom four

12' 0" x 10' 0" (3.66m x 3.05m)

Bathroom

6' 7" x 6' 4" (2.01m x 1.93m)

Location

Tunstall is a small village located approximately 8 miles of Woodbridge. There are a number of amenities and attractions nearby including Snape Maltings and the seaside town of Aldeburgh is a short drive which has a fantastic town centre with boutique shops and restaurants. For walkers and those with dogs there are a number of countryside walks and the property is not far from Tunstall and Rendlesham Forest. For those requiring access to Ipswich for the commuter line, rail links can be found at Campsea Ashe and Woodbridge. The market town of Woodbridge has a vast array of shopping facilities, coffee houses, bars, restaurants and picturesque walks along the river Deben.

Important Information

Council Tax Band - F

Services - We understand that mains water, drainage and electricity are connected to the property and there is an air-source heat pump which provides the underfloor heating.

We understand there is an annual maintenance charge of circa £350 per annum, and there are some restrictive covenants relating to commercial vehicles, caravans, outbuildings and solar panels.

Tenure - Freehold

EPC rating - B

Our ref - PJR/JED

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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 01394 333346.



Directions

From our Woodbridge office, proceed along Quayside and right onto Melton Road. At the crossroads, take the right onto Wiford Bridge Road and continue over the train tracks and take a left at the roundabout onto Orford Road. Continue on for some time and take the left hand turn onto the A1152, signposted to Rendlesham. Proceed along this road, and continue through Eyke and Rendlesham. At the next roundabout, continue straight over onto the B1069 and continue into the village of Tunstall. Take the left hand turn onto Ashe Road past the Green Man Inn where Street Farm Close can be found on the right hand side.

To find out more or book a viewing

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