



Tumbleweed | Freewood Street | Bradfield St George | IP30 0AY

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# Tumbleweed, Freewood Street, Bradfield St George, IP30 0AY

*“An immaculately presented four-bedroom family home offering spacious family living, stunning generous gardens, a triple garage, off-road parking and beautiful far reaching countryside views.”*

## Description

An individual and thoughtfully designed four-bedroom detached executive family home occupying an enviable position in the heart of Bradfield St George, in a rural yet accessible location.

Notable features include detached triple garage, countryside views and extensive well-maintained grounds in all about 0.41 acres (subject to survey).

## The accommodation in more detail comprises:

Front door to:

### Reception Hall

Grand and welcoming entrance hall with oak staircase to first floor, oak flooring, door to under stairs cupboard, open-plan to dining room and doors to:

### Cloakroom

White suite comprising w.c, hand wash basin, tiled flooring, heated towel rail, extractor and spot-lights.

### Sitting Room Approx 17'6 x 14'3 (5.3m x 4.3m)

Access via double doors from the reception hall and benefiting from French doors opening onto the rear terrace, two windows to front aspect, feature inset with wood burning stove on a brick hearth with oak bressumer over and door to:

### Study Approx 11'4 x 7'1 (3.4m x 2.1m)

Double aspect windows to the front and rear.

### Dining Room Approx 19'3 x 12'3 (5.8m x 3.7m)

Accessed open-plan from the reception hall, bay window to front aspect and oak flooring.

### Kitchen/Breakfast Room Approx 19'1 x 12'1 (5.8m x 3.6m)

Accessed via double doors from the reception hall. Enjoying a delightful east facing aspect with far reaching countryside views and fitted with a matching range of wall and base units with granite worktops over, inset with one and a half bowl ceramic sink, drainer and chrome mixer tap, integrated appliances include Range Master stove, dishwasher and fridge, tiled flooring, spot-lights, bi-folding doors to rear, space for breakfast/dining area and open-plan to:

### Snug Approx 8'5 x 8'4 (2.5m x 2.5m)

Double aspect windows to the rear and side, French doors to rear garden and door to:

### Utility Room Approx 9'1 x 6' (2.7m x 1.8m)

With door to outside and fitted with a matching range of base units, wooden worktops over, inset stainless steel sink, drainer and chrome mixer tap, space for washing machine and freezer, tiled flooring, spot-lights and door to cupboard housing the oil-fired boiler.

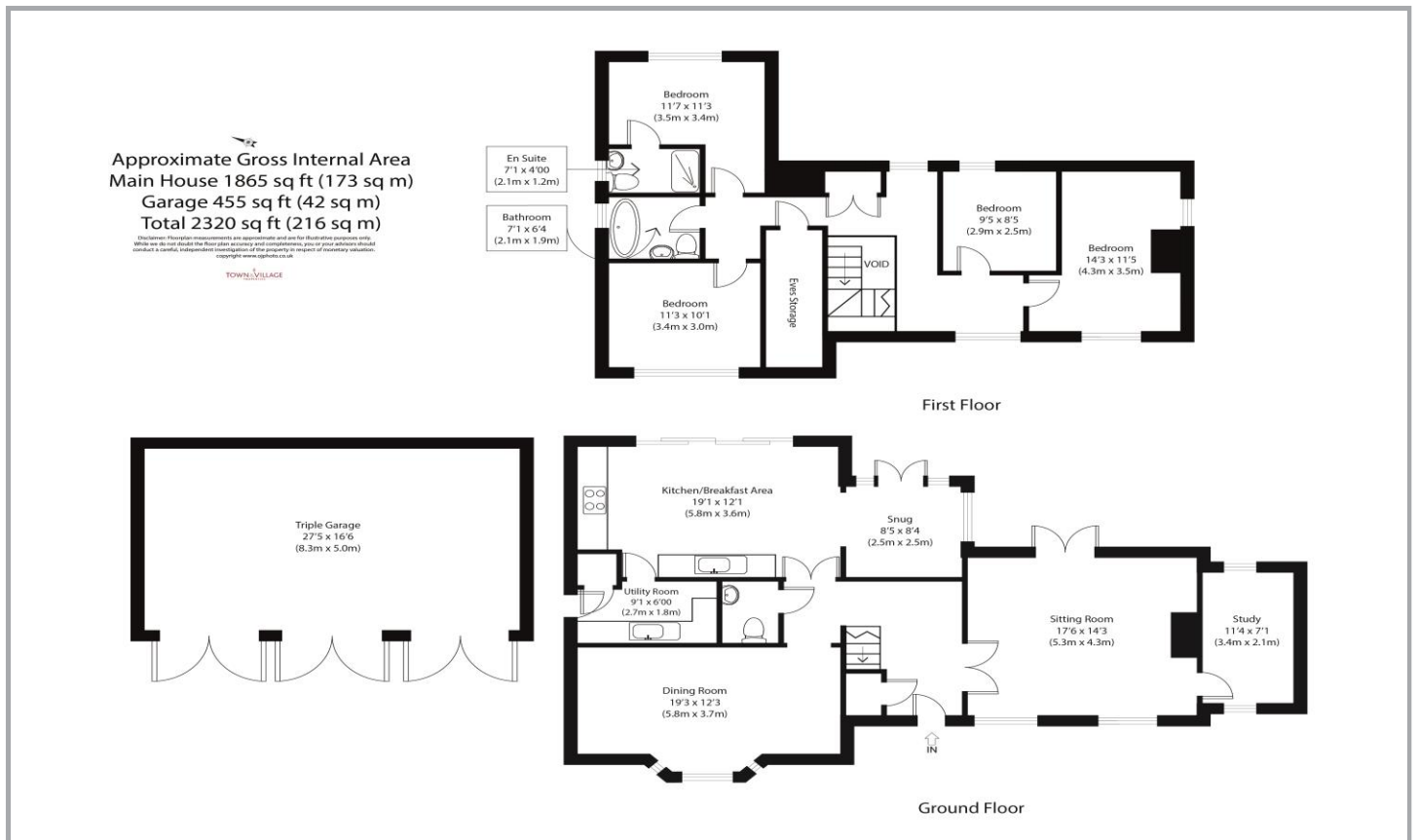
### First Floor Galleried Landing

With windows to front aspect, under eaves storage, spot-lights and doors to:

### Master Bedroom Approx 11'7 x 11'3 (3.5m x 3.4m)

Double room with window to rear aspect enjoying far reaching countryside views and door to:





### En-Suite Shower Room

Well-appointed white suite comprising w.c, hand wash basin with tiled splash back, tiled shower cubicle, heated towel rail, tiled flooring, spot-lights, extractor and skylight.

### Bedroom Two Approx 11'3" x 10'1" (3.4m x 3.0m)

Double room with window to front aspect.

### Bedroom Three Approx 14'3" x 11'5" (4.3m x 3.5m)

Double room with double aspect windows to front and side.

### Bedroom Four Approx 9'5" x 8'5" (2.9m x 2.5m)

Window to rear aspect.

### Family Bathroom

Luxuriously appointed white suite comprising w.c, hand wash basin, slipper bath, tiled walls, tiled flooring, heated towel rail, skylight, extractor, spot-lights and access to loft.

### Outside

Tumbleweed is set well back from the road on a quiet country lane and is accessed over a sweeping gravel driveway. The driveway continues around the side of the property to a proportionate parking area to the rear with off-road parking for several vehicles and giving access to the detached triple garage. Each of the bays displays double doors and has power and light connected. The grounds are private in nature, predominately lawned and interspersed with an attractive selection of flower and shrub borders, as well as a collection of established specimen trees. To the rear of the property are far reaching countryside views and in all about 0.41 acres (subject to survey).

### Services

Mains water and electricity. Private drainage and oil-fired central heating.

### Local Authority

West Suffolk District Council

### Agents Note

We are pleased to declare as per Section 21 of the Estate Agency Act 1979 that there is a personal interest to the sale by Town & Village as the vendor of the property is a relation to the Director of the firm.







## Energy performance certificate (EPC)

Tumbleweed  
Firewood Street  
Bradfield St. George  
BURY ST. EDMUNDS  
IP30 0AY

Energy rating

C

Valid until: 1 March 2030

Certificate number: 0728-9053-7307-6490-4254

Property type

Detached house

Total floor area

170 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

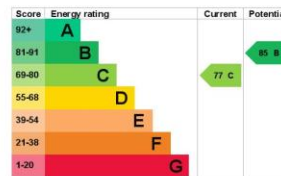
You can read [guidance for landlords on the regulations and exemptions](#)

(<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy rating and score

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

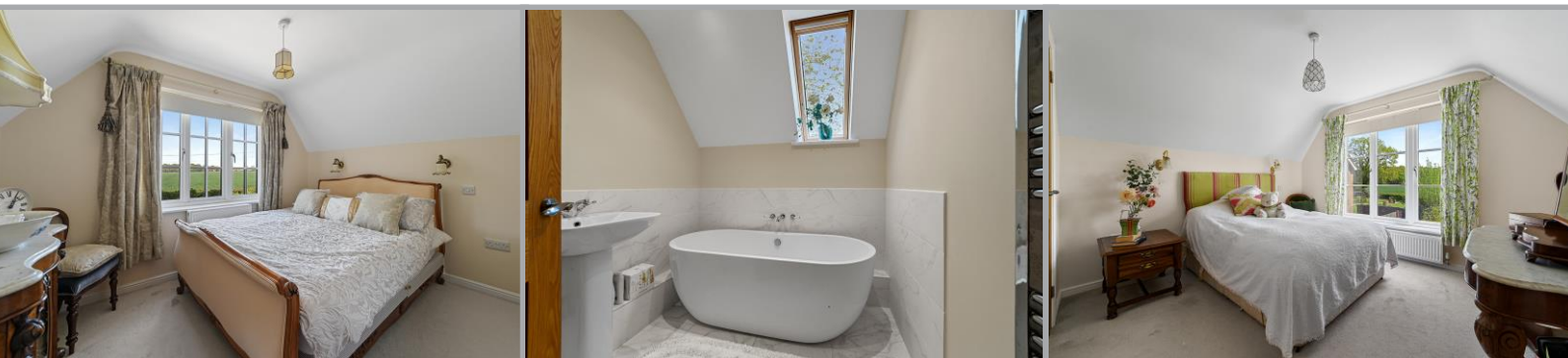
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

<https://find-energy-certificate.service.gov.uk/energy-certificate/0728-9053-7307-6490-4254?print=true>

1/5



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Town and Village Properties  
Grove House, 87 High Street  
Needham Market  
Suffolk  
IP6 8DQ

Email: [info@townandvillageproperties.co.uk](mailto:info@townandvillageproperties.co.uk)

Needham Market  
and surrounding villages  
01449 722003

Ipswich  
and surrounding villages  
01473 214420

Stowmarket  
and surrounding villages  
01449 722003

Debenham  
and surrounding villages  
01728 469308

London  
Showroom  
020 7409 8403