



Bearcroft, 23 The Green, Tuddenham, Bury St Edmunds, IP28 6SD

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**Bedfords**

ESTABLISHED 1966



**Bearcroft**  
**23 The Green**  
**Tuddenham**  
**Bury St Edmunds**  
**IP28 6SD**

**CHARMING PERIOD COTTAGE OVERLOOKING THE VILLAGE GREEN.  
NO CHAIN.**

**GUIDE: £435,000 *freehold***

ENTRANCE HALL | KITCHEN | DINING ROOM |  
SITTING ROOM | SHOWER ROOM | TWO DOUBLE  
BEDROOMS AND ONE SINGLE BEDROOM | FAMILY  
BATHROOM | GARAGE | GARDEN

An impressive oak front door leads to a large pamment tiled entrance hall giving access to the main accommodation, as well as the garden and integrated garage. A second tiled inner hall flows through to the rear kitchen which is double-aspect overlooking the garden, and fitted with traditional wooden fronted cottage-style array of both wall and base units within which is a one -and-a-half stainless-steel sink, with space and plumbing for washing machine, fridge-freezer and space for freestanding oven with hood above. There is a separate boiler cupboard with slatted shelving and larder cupboard.

Going through the dining room overlooking The Green at the front, with a large impressive inglenook fireplace, gives you access through to the main sitting room with its polished teak parquet flooring, with another large impressive inglenook fireplace, this one with an additional copper hood. This double-aspect room overlooks both the front garden and The Green beyond, as well as having access out to the garden to the rear. Completing the ground-floor is a downstairs shower room with a white suite of wall-hung basin, WC, and fully tiled shower cabinet with electric adjustable head fitted shower.





A staircase from the sitting room leads to a central corridor landing, with a built-in wardrobe cupboard. There are two large double bedrooms, one with built-in wardrobe storage cupboards and exposed brick work and bricked chimney stack, and a further single third bedroom, all of which have use of the central bathroom with its matching white suite of pedestal basin, WC, bath with shower screen and electric adjustable head shower above, and appropriate tiling. In addition to which, there is an airing cupboard and impressive exposed brick chimney breast.

Throughout the property there are many period features, including chestnut doors with black Suffolk latches, exposed ceiling and wall timbers, large former inglenook fireplaces with brick hearth and cheeks with impressive bressummer beams above, and double-glazed leaded light windows.

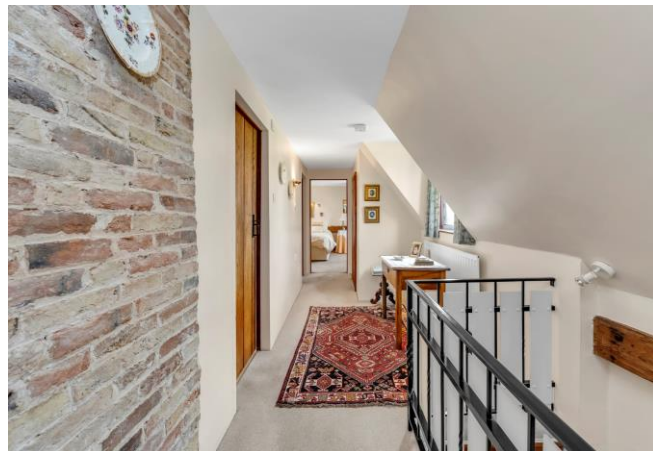
### Outside

There is a block paved driveway which leads to an integrated single garage with electric up-and-over door, and courtesy door to the rear. The remainder of the front is a cottage style garden with fenced boundary, lawn, and rose and lavender borders.

To the rear of the property, immediately behind the sitting room, is a paved terrace overlooking the rear garden, with pathways to and from the other entrances, centralised lawn and established tendered border beds and rose bushes.

### GENERAL INFORMATION

- Mains water, drainage and electricity. Oil-fired central heating to radiators
- Council Tax – West Suffolk – Band E
- Ofcom state – Superfast broadband is available
- Ofcom state – mobile phone signal limited
- EPC – E rating
- What3words: strikers.olive.perkily





**Ground Floor**  
Approx. 111.5 sq. metres (1199.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>		
(39-54) <b>E</b>	49	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

**First Floor**  
Approx. 61.8 sq. metres (664.9 sq. feet)



**Total area: approx. 173.2 sq. metres (1864.6 sq. feet)**

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



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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