



ALLUMS YARD, BADINGHAM, SUFFOLK

A deceptively spacious property in the heart of the popular village of Badingham. ** LARGE GARDEN ** PARKING FOR THREE VEHICLES ** OUTSIDE BARN **

LOCATION Badingham is a popular village being just over four miles away from the market town of Framlingham which is well known for its twelfth century castle and church, the Market Hill and is surrounded by a range of interesting independent shops and a variety of restaurants. It is also the site of a twice weekly market selling fresh fish, bread, fruit and vegetables. There is an independent secondary school Framlingham College, plus the world award winning state secondary school Thomas Mills and a primary school. Wickham Market train station is approximately 5 miles with links via Ipswich train station and offers a main line service to London Liverpool Street which takes just over an hour. The Heritage Coastline at Aldeburgh lies approximately 17 miles away. Badingham has a great pub called The White Horse, renowned locally for its food.



GUIDE PRICE: £395,000

- *Entrance Hall**
- *Sitting Room**
- *Kitchen/Dining/Family Room**
- *Playroom/Bed 4**
- *Utility Room and Shower Room**
- *Main Bedroom**
- *Two further double bedrooms**
- *Family Bathroom**
- *Large garden with Barn**
- *Parking for Three Vehicles**

ALLUMS YARD - INTERIOR An Entrance Hall welcomes you into the property and straight ahead is the spacious Sitting Room which has laminate flooring and there is a large understairs storage cupboard. An opening off the Sitting Room leads into a stunning, light and airy, Kitchen, Dining/Family Room with three velux windows to the roof. There is an extensive range of wall and base units with solid wood worktops over, space for an American Fridge/Freezer, integrated dishwasher and wine fridge, ceramic one and a half bowl sink with mixer taps, electric oven with induction hob above and extractor over. There is plenty of space for a dining table and chairs and to the floor there is underfloor heating. Double doors lead out to the rear garden and there is also an apex window overlooking the garden. To the right, off the Sitting Room, is a door leading into a playroom/Bedroom 4 which has a window overlooking the garden and a brick glass window to the end. Off the Entrance Hall to the right is a Utility Room with full height storage cupboard, space for washing machine, ceramic wash hand basin inset in a unit, with a window over. The Utility Room opens out into a contemporary Shower Room which has a large shower with gravity fed shower and a close coupled wc. Upstairs there is a spacious landing and the Main Bedroom has a window overlooking the rear and has built it open wardrobes and cupboards and a deep storage cupboard. There are two further double bedrooms both with windows overlooking the rear. The Family Bathroom has a P shaped bath with electric shower over and shower screen to side, wc and wash hand basin. This completes the accommodation which would suit a variety of purchasers.

ALLUMS YARD - EXTERIOR Allums Yard benefits from parking to the front and to the rear giving three parking spaces. The rear garden can be accessed via the front of the property and through a rear gate. The garden is of a very generous nature and there is a large garden to the front, which with construction of a bridge can be accessed from the main garden but can also be accessed from the driveway. In the rear garden there is a barn style large shed which has light and power and could be converted for use to a children's playroom, office etc etc and has barn style door to the front. There is a seating area perfect for outside dining



TENURE The property is freehold and vacant possession will be given upon completion.

SERVICES Oil Fired Central Heating, private treatment plant, mains drains and water. Underfloor heating to Kitchen/Family/Dining Room

LOCAL AUTHORITY East Suffolk

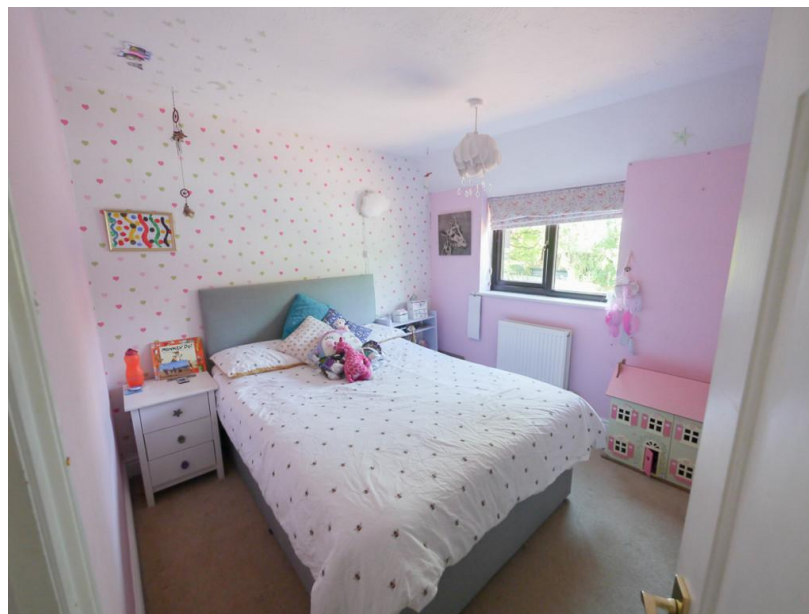
Tax Band: B

EPC: E

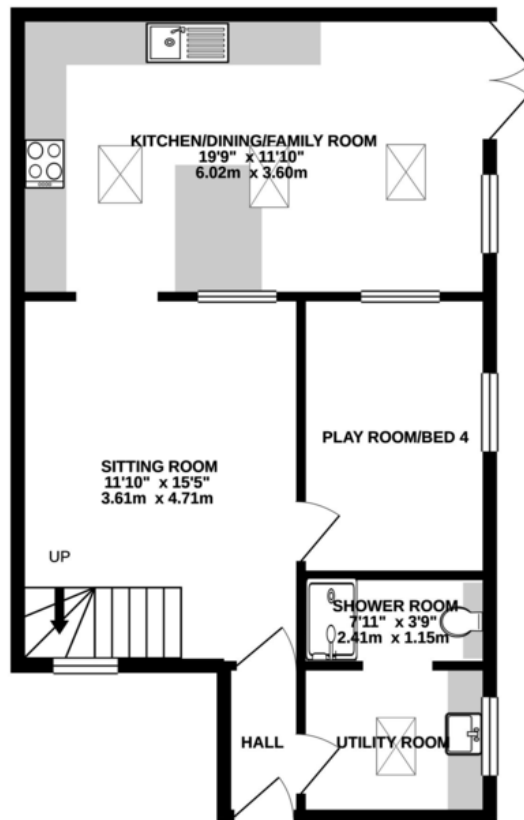
Postcode: IP13 8JS

FIXTURES AND FITTINGS All Fixtures and Fittings including curtains are specifically excluded from the sale, but may be included subject to separate negotiation.

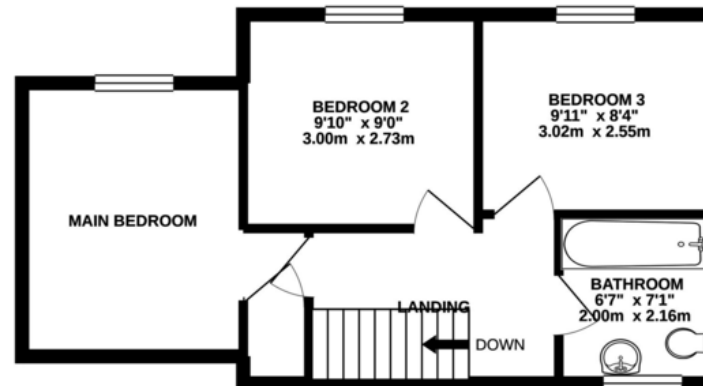




GROUND FLOOR
609 sq.ft. (56.5 sq.m.) approx.



1ST FLOOR
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 1020 sq.ft. (94.7 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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