



Willowbrook

21 Ladywood Drive | Badwell Ash | Bury St. Edmunds | IP31 3GN

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# Ladywood Drive

Situated in a quiet and visually appealing modern development, this outstanding detached bungalow offers a rare and exciting opportunity to own a stylish, nearly-new home that seamlessly blends modern functionality with traditional character. Built only two years ago, the property showcases contemporary craftsmanship and thoughtful design throughout, with high-quality materials and finishes that speak to its superior build standard.







# Step Inside

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The bungalow features a thoughtfully laid-out interior that flows seamlessly from room to room. The wide central hallway creates a sense of openness and connectivity, leading to a spacious and contemporary kitchen complete with generous worktop space, modern cabinetry, and integrated appliances including dishwasher, oven and hob. This sociable space opens directly into a bright and airy living room, where bi-folding doors frame uninterrupted views of open fields and invite natural light to flood the space. Ideal for both relaxing in peace and entertaining guests, this central living area serves as the heart of the home.

The bungalow offers three well-proportioned bedrooms, each finished to a high standard with built in wooden shutters and neutral décor. The principal bedroom benefits from a private en-suite shower room, while a second, stylish family bathroom is conveniently located to serve the remaining bedrooms—making the home perfectly suited to families, downsizers, or those seeking versatile guest accommodation.









# Step Outside

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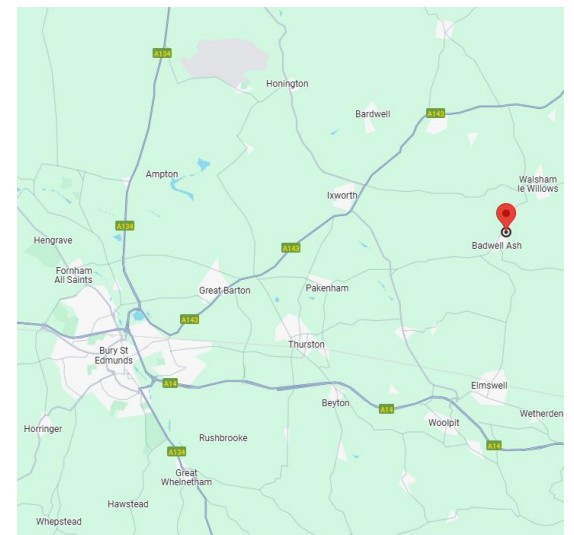
A neatly paved pathway guides you to the elegant front door, flanked by tasteful potted greenery, setting a welcoming tone from the outset. To the side, a private driveway and detached garage provide generous off-street parking along with valuable storage options. At the rear, the garden truly shines—backing onto expansive open fields that deliver uninterrupted, panoramic views and a wonderful sense of peace and seclusion. This thoughtfully maintained outdoor space features a greenhouse and a variety of vegetable planters, all bordered by vibrant flower beds. Whether enjoying a quiet morning coffee on the patio or entertaining guests on a summer evening, the garden offers a beautiful and functional extension of the home.

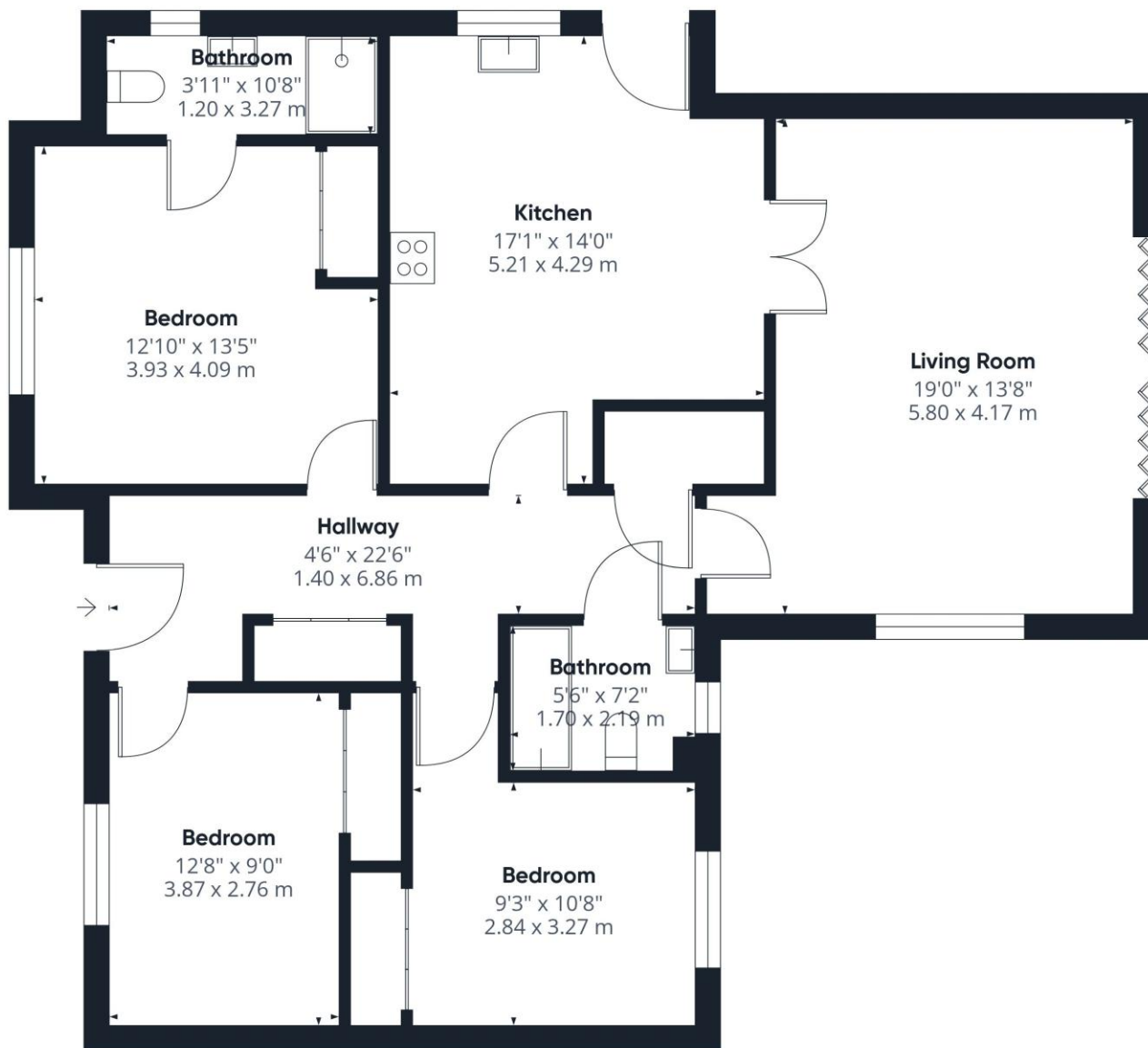


## Location

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Badwell Ash is a Suffolk village located approximately 12 miles from the historic market town of Bury St Edmunds and approximately 9 miles from the market town of Stowmarket. The area benefits from many walks and bridal ways nearby. The villages of Elmswell, and Walsham le Willows are within easy reach and provide excellent day to day shopping facilities, primary schools and village pubs.





Approximate total area<sup>(1)</sup>

1155 ft<sup>2</sup>  
107.3 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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## Services

- Mains Water
- Mains Electric
- Mains Drainage
- Air Source Heat Pump
- Underfloor Heating
- EPC – B
- Council Tax Band – D
- Service Charge



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. In ternal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. [Registered in England and Wales. Company Registered Address:- Chiltern House, 36 High Street, Brandon, IP27 0AQ.](#)







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