

  
**GRACE**  
ESTATE AGENTS  
**FOR SALE**  
01473 747728  
GraceEstateAgents.co.uk

Low Street, Woodbridge,  
£300,000



GRACE ESTATE AGENTS are pleased to present this beautiful two bedroom mid- terrace Cottage located in the charming village of Badingham.

Badingham is a picturesque village set within the peaceful Suffolk countryside, renowned for its beauty, timeless charm, and fantastic village pub, The White Horse.

For those seeking coastal adventures, the stunning Suffolk coastline is just a short, scenic drive away.

If you need additional amenities or services, the historic town of Framlingham is only four miles from Badingham. Framlingham provides a comprehensive range of facilities, from independent shops and charming cafes to its centrepiece, Framlingham Castle - a majestic 12th-century fortress that provides panoramic views of the surrounding countryside.

This immaculate Cottage has recently benefited from a full ground floor renovation to include a well designed kitchen complete with fully integrated appliances, tiled flooring, carpet and re-decoration with Farrow and Ball paints.

Although the Cottage has been completely modernised, all of the traditional features and character remain. When entering the property you are welcomed by the spacious sitting room complete with oak beams and a cosy log burner.

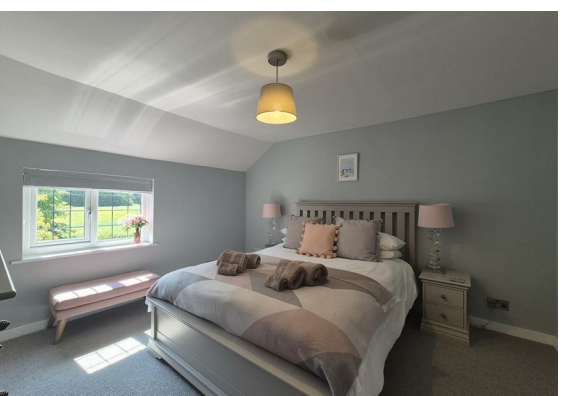
The sitting room leads in to the kitchen/diner which provides ample space to dine and cook. The property has had a generous pitched roof conservatory extension added to offer more living space and a chance to enjoy the garden all year round. The Cottage has two double bedrooms perfect for a small family or professionals looking to work from home. Whether you are a first time buyer or wishing to downsize this comfortable cottage is ready to enjoy.

**SITTING ROOM**  
15'1" x 12'8" (4.62 x 3.87)

Double glazed window front facing, full height built in storage cupboard, access to the kitchen diner and stairs to the first floor. Bricked fireplace with log burner and tiled hearth.

**KITCHEN/DINER**  
15'0" x 12'0" (4.58 x 3.68)

Tiled wood effect flooring, access to the conservatory, built in full height shortage cupboard, Integrated fridge freezer, washer/dryer, dishwasher and single electric hob with ceramic hob and overhead extractor. Enamel Single bowl sink with side drainer, Two double glazed windows rear facing, Newly fitted kitchen with matching eye level and base units with marble effect work tops.





**CONSERVATORY**  
11'10" x 10'1" (3.62 x 3.09)

Pitched Roof conservatory, double glazed windows, wood effect tiled flooring with UFH. Access to rear garden and kitchen/diner.

**MASTER BEDROOM**  
12'8" x 11'5" (3.87 x 3.48)

Double glazed window front facing and built in storage cupboard.

**BEDROOM TWO**  
11'9" x 10'0" (3.60 x 3.06)

Double glazed window rear facing and built in storage cupboard.



**BATHROOM**  
4'7" x 8'4" (1.42 x 2.55)

Wooden style Amtico flooring, heated towel rail, low level WC, wall mounted hand basin with mixer tap, tiled splash back and storage cupboard. Double glazed Window rear facing, walk in shower with ceiling mounted shower head, wall mounted thermostat and hand shower attachment.

**FIRST FLOOR LANDING**

Newly carpeted and decorated in Farrow and Ball paints. Access to bathroom, master bedroom and bedroom two.

There are electric storage heaters throughout the property.



**REAR GARDEN**

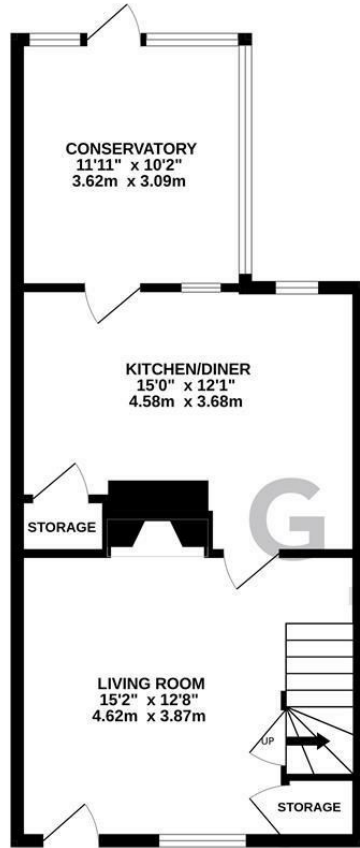
Patio from the rear of the property leading to a slightly raised artificial grass area, large border planted with shrubs, fenced boundaries and wooden gate located at the rear of the garden leading to a raised area with garden sheds.

**FRONT GARDEN**

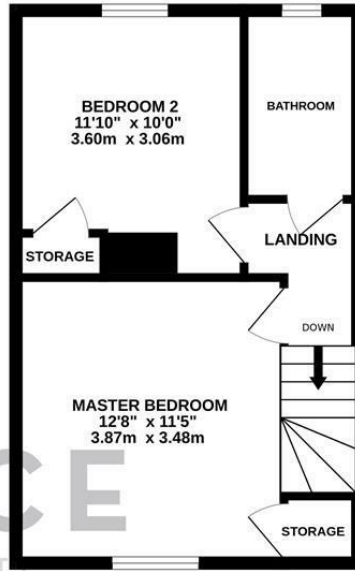
Shingle driveway with path leading to the front door. Parking for one car on the drive and ample parking outside the property.

- Desirable location
- Modern kitchen
- Modern Bathroom
- Two Spacious Double Bedrooms
- Off Road Parking
- Spacious Conservatory
- Traditional Cottage Features
- Recently Refurbished

GROUND FLOOR  
472 sq.ft. (43.8 sq.m.) approx.



1ST FLOOR  
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA : 839 sq.ft. (78.0 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

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