



**Platinum Drive, Badwell Ash Bury St. Edmunds IP31 3GQ**



**welcome to**

**Platinum Drive, Badwell Ash Bury St. Edmunds**

This property is located on the new Chatsworth Stables Development in Badwell Ash, it consists of Entrance Hall, Lounge, Downstairs W.C, Kitchen/Diner, Utility Room, Landing, Four Bedrooms and Bathrooms. Externally the property offers an enclosed rear garden, lots of off road parking, and garage.



## Location

This beautiful property is situated on the outskirts of the village of Badwell Ash which is a pretty village with shop, post office, public house and parish church. The historic Cathedral town of Bury St Edmunds is approximately 12 miles away and offers an excellent range of amenities, with schooling in the public and private sector's, extensive shopping facilities and a good range of leisure facilities including health clubs, swimming pools and golf clubs. There is good access to the A14, A11 (M11) and the railway station at Stowmarket offers a direct service to London's Liverpool Street.

## Entrance Hall

Plastered ceiling with fitted light, double glazed door to front, doors to kitchen/diner, W.C, and stairs to first floor, sockets and laminated flooring.

## W.C

Plastered ceiling, fitted light, window to front aspect, fitted W.C, and hand wash basin and laminated flooring.

## Lounge

15' 6" x 15' 5" ( 4.72m x 4.70m )  
Plastered ceiling with fitted light, window to front aspect, sockets, TV point and laminated flooring.

## Kitchen / Diner

19' 1" x 10' 4" ( 5.82m x 3.15m )  
Plastered ceiling with spot lights, double glazed patio door to rear garden, door to utility room, arch to lounge, window to rear aspect, space for dining table, wall and base units, fitted fridge freezer and dish washer, induction hob with extractor fan over, sink & drainer, work surfaces, sockets and laminated flooring.

## Utility Room

7' 2" x 5' 5" ( 2.18m x 1.65m )  
Plastered ceiling with fitted light, double glazed door to rear garden, window to rear aspect, space for multiple appliances, base units, sink & drainer, sockets and laminate flooring.

## Landing

Plastered ceiling with fitted light, loft access, doors to bedrooms and bathroom, airing cupboard, window to side access, radiator, sockets and carpeted flooring.

## Bedroom One

14' 3" MAX x 12' 1" MAX ( 4.34m MAX x 3.68m MAX )  
Plastered ceiling with fitted light, door to en-suite, window to front aspect, fitted double wardrobe, radiator, sockets, TV point and carpeted flooring.

## En-Suite

Plastered ceiling with spot lights, walk in shower unit with fitted W.C, and hand wash basin, heated towel rail and laminated flooring.

## Bedroom Two

11' 5" x 8' 2" ( 3.48m x 2.49m )  
Plastered ceiling with fitted light, window to rear aspect, radiator, sockets, TV point and carpeted flooring.

## Bedroom Three

10' 5" x 8' 4" ( 3.17m x 2.54m )  
Plastered ceiling with fitted light, window to rear aspect, radiator, sockets, TV point and carpeted flooring.

## Bedroom Four

7' 9" x 7' 3" ( 2.36m x 2.21m )  
Plastered ceiling with fitted light, window to rear aspect, radiator, sockets and carpeted flooring.

## Bathroom

Plastered ceiling with spot lights, frosted window to front aspect, walk in shower unit with double attachment, separate bath unit, fitted W.C, and hand wash basin, heated towel rail and laminated flooring.

## Front Garden

Front garden is mainly laid to lawn, with a variety of bushes, trees and shrubbery, gated access to the side, patio path to front drive, shingle drive with space for 3/4 cars while leading to single garage.

## Rear Garden

Mainly laid to lawn with patio areas, door to side garage, variety of bushes, shrubs and trees and outside tap and sockets.

## Services

Mains Electricity  
Mains Water  
Mains Drainage  
Air Source Heating

Council Tax Band: E



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## Platinum Drive, Badwell Ash Bury St. Edmunds

- Popular Chatsworth Stables Development
- Detached House
- Four Bedrooms
- Off Road Parking for 3/4 Cars
- Garage

Tenure: Freehold EPC Rating: B

offers in excess of

**£460,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
BGS108969 - 0009

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