



Badwell Road, Wyverstone, Stowmarket, IP14 4SW

Price Guide £500,000



DRAFT DETAILS

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Guide £500,000 - £525,000. We are pleased to present: A spacious detached UNLISTED C1820's house with character, in a rural village, with corner plot location, East of Bury St Edmunds. Porch, Hall, Drawing Room, Sitting Room, Kitchen/Breakfast Room, Lobby, Cloakroom, Dining Room, Study, 4 Bedrooms - 1 Dressing Room & En-Suite, Shower Room, Generous Parking, Front, Side & West-Facing Rear Gardens, VIEW ASAP.

DESCRIPTION

This spacious detached house, believed to date from around the 1820s, presents with brick and flint elevations, with some timber cladding and a slate roof. Sitting within a generous corner plot, and enjoying rural views, it boasts spacious and well proportioned accommodation. This UNLISTED property has undergone many improvements over the years, with works including extension, the fitting of UPVC windows, and the provision of a stylish En-Suite Bathroom. Externally, the rear garden area faces WEST, and there is a generous driveway, providing parking space for up to six cars. This property, which is located conveniently for the amenities in Badwell Ash, Bacton and Elmswell, is also convenient for the A14 and stations in Elmswell or Stowmarket. The vendors have found a new-build property to buy, and we would therefore recommend viewing at the earliest opportunity.

DIRECTIONS

From Bury St Edmunds proceed along the A14 towards Stowmarket. After about 8 miles, turn off signposted to Elmswell. At the roundabout, take the third exit and proceed up the hill passing the church. Turn left into School Road and continue to the T-junction. Turn left and follow the road over the level crossing. Continue along Station Road, and proceed out of the village. Continue through Great Ashfield, and turn right, signposted towards Wyverstone. At the junction, turn right and continue through Long Thurlow, and on reaching Wyverstone, proceed through the village, where the property is located on the right, on the corner of a junction with College Road.

GABLED ENTRANCE PORCH

Part glazed entrance door, windows to both sides, part glazed door to:



ENTRANCE HALL

Exposed wall timbers, stairs to first floor.

DRAWING ROOM 15'1" X 11'11" (4.60M X 3.63M)

The focal point being a brick fireplace with brick hearth and inset multi-fuel stove, radiator, UPVC windows to front and side.

SITTING/FAMILY ROOM 12'2" X 9'1" (3.71M X 2.77M)

Built-in storage cupboards, radiator, UPVC window to side.

KITCHEN/BREAKFAST ROOM 21'8" X 8'11" (6.60M X 2.72M)

Range of cream 'Shaker' style base and wall mounted units, work surfaces, tiled floor, inset double stainless steel sink unit with 'Swan-neck' style mixer tap, recessed space with range cooker with 5-burner gas hob (LPG supply) and electric double oven/grill (available by negotiation), plumbing for dishwasher, plumbing for washing machine, space for fridge/freezer, part panelled walls, exposed ceiling timbers, built-in pantry cupboard, built-in storage cupboard, built-in airing cupboard housing pressurised water system, UPVC window to rear, part glazed door to:

REAR LOBBY 8'1" X 3'0" (2.46M X 0.91M)

Tiled floor, UPVC windows to side and rear, stable-style UPVC part glazed door to rear garden. Door to:

CLOAKROOM 4'5" X 2'11" (1.35M X 0.89M)

White suite comprising wc, wall mounted wash basin, tiled splashbacks, radiator.

DINING ROOM 14'11" X 11'1" (4.55M X 3.38M)

The focal point being a brick fireplace with bressummer, brick hearth and inset multi-fuel stove, exposed wall timbers, wall light points, radiator, UPVC window to front. Door to:

STUDY 15'1" X 6'11" (4.60M X 2.11M)

Telephone point, radiator, UPVC window to side.

BEDROOM 1 15'3" X 10'3" (4.65M X 3.12M)

Built-in storage cupboard, radiator, UPVC window to front.

EN-SUITE 8'10" X 7'7" (2.69M X 2.31M)

White suite comprising claw-footed 'Slipper' style bath with 'Telephone' style mixer shower attachment, wc, pedestal wash basin with mixer tap, tiled splashbacks, exposed wall timbers, shaver point, tile-effect vinyl floor, wall light point, extractor fan, radiator with towel rail, UPVC window to side. Door to:

DRESSING ROOM 7'9" X 6'2" (2.36M X 1.88M)

Fitted drawers and hanging rails, radiator with towel rail.

BEDROOM 2 15'4" X 12'1" (4.67M X 3.68M)

Radiator, UPVC window to front.

BEDROOM 3 12'7" X 9'7" (3.84M X 2.92M)

Radiator, UPVC window to side.

BEDROOM 4 15'10" X 9'1" MAX (4.83M X 2.77M MAX)

Sloping ceiling. Maximum measurement. Radiator, rooflight to rear, UPVC window to side.

SHOWER ROOM 6'0" X 5'9" (1.83M X 1.75M)

White suite comprising tiled double shower enclosure with shower controls, wc with concealed cistern, vanity wash basin with mixer tap, tiled splashbacks, shaver point, tile-effect vinyl floor, part panelled walls, LED downlights, extractor fan, chrome vertical radiator/towel rail, UPVC window to rear.

OUTSIDE

This property sits within a generous corner plot, with gardens to the front, side and rear. To the front and side, the gardens are enclosed by fencing, being laid mainly to lawn with borders, and a herringbone brick pathway to the front Porch. To one side there is the LPG gas bottle connection point, a Grant external oil boiler, and a plastic oil tank. A shingle driveway area provides vehicular standing for up to six cars, or space to stand a caravan/boat/trailer etc. Two gated side accesses lead to the good size WEST-FACING rear garden. This is enclosed by fencing, being laid principally to lawn with shingle patio area, LARGE TIMBER SHED, external power points, another TIMBER SHED and an outside water tap.

AGENT'S NOTE: The vendor has informed us that mains water, electricity and drainage are connected. The council tax band is understood to be Band E.

WYVERSTONE & AREA

Wyverstone is a small rural village, with a Church and Village Hall. The nearby village of Badwell Ash is well-served with a range of amenities, including a Post Office/General Store, popular 'Gastro' Public House, Fish and Chip Shop, Church and Village Hall. Nearby Bacton is a well-served popular village, boasting many amenities, including a Primary School, The Bull pub, General Store and Post Office, Garage, Village Hall, Doctor's Surgery, and St Mary's Church. The much larger nearby village of Elmswell has a thriving community, and is well-served with a wide range of shops and amenities, including a Post Office, large Co-Op, Mace General Store, Primary School, Nursery School, two Public Houses, Pharmacy, Butchers, Library, Hair Salons, Veterinary Surgery, Pet Shop, Travel Agent, Fish and Chip Shop and Chinese Takeaway. The busy Blackbourne Community Centre offers many social and sports clubs, and the village has its own railway station.





STOWMARKET & AREA

Stowmarket is a town with many amenities, including good shopping facilities with a twice weekly market, various supermarkets, independent traders and national chains. In addition, there are many pubs and restaurants, primary and secondary schools, leisure centre, cinema, churches and medical centre.

For commuters, Stowmarket Station is convenient and offers a mainline rail link to London's Liverpool Street, in about 90 minutes.

The A14 is within easy reach, giving access to Ipswich, Felixstowe, the east coast and the A12 to Colchester, Chelmsford and London, to the east, and Bury St Edmunds, Newmarket, Cambridge and the Midlands to the west, with Stansted Airport and London also accessed via the M11.

BURY ST EDMUNDS & AREA

Sitting amidst beautiful countryside, Bury St Edmunds is an historic town and the second largest in Suffolk. Surrounded by many picturesque villages, some of which offer good local amenities, it offers a wide range of cultural, educational and recreational facilities.

Features of particular note include St Edmundsbury Cathedral with its Millenium Tower, the famous Abbey Gardens with the original ruins and The Georgian Theatre Royal, which has recently been the subject of a restoration programme and The Apex, a live performance venue for concerts, comedy and dance, together with a contemporary art gallery. In addition, there are two cinemas, one of which is a multi-screen complex and a sports centre.

Bury St Edmunds and the surrounding villages boast excellent schools and further education is catered for at the West Suffolk College.

The town benefits from extremely good shopping facilities with a twice weekly market and a wide range of independent traders, national chains, five supermarkets and the arc shopping centre, opened in 2009. In addition, there are many pubs and restaurants which cater for a variety of tastes.

TRANSPORT LINKS

The A14 dual carriageway heading west from Bury St Edmunds provides easy access to Newmarket, Cambridge, the Midlands,

Stansted Airport and London, via the M11. Stowmarket and Ipswich, both with direct rail links to London's Liverpool Street, the East Coast and the A12 are all readily accessed by heading east.

OFCOM BROADBAND AND MOBILE

<https://checker.ofcom.org.uk/>



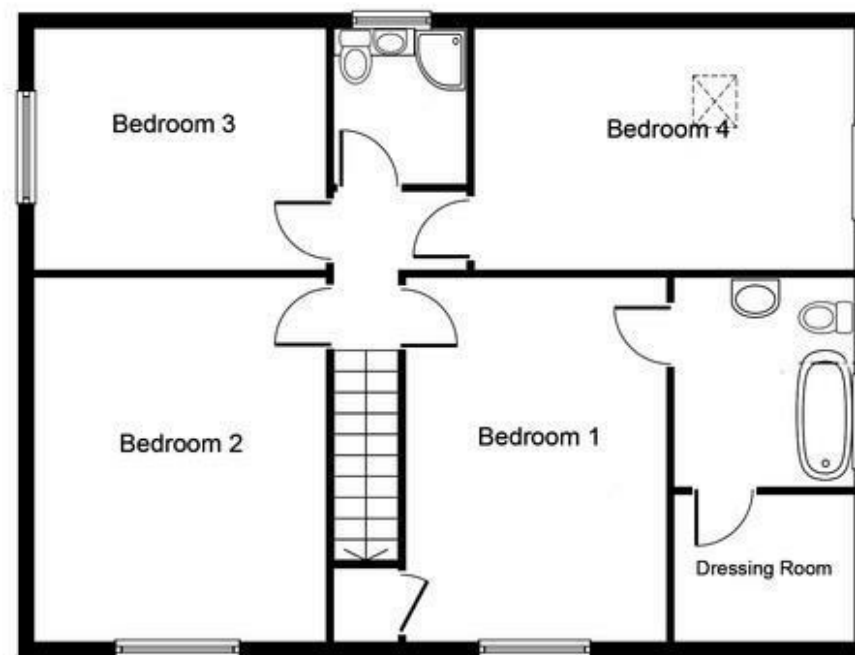




FLOORPLAN



Ground Floor




First Floor

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 error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Bury St Edmunds
Suffolk IP30 9UH

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Mid Suffolk Area: 01449 737 706

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PROPERTY SUMMARY

- **WYVERSTONE - UNLISTED PERIOD HOME**
- **PORCH, HALL**
- **DRAWING ROOM - MULTI-FUEL STOVE**
- **SITTING/FAMILY ROOM**
- **KITCHEN/BREAKFAST ROOM**
- **REAR LOBBY, CLOAKROOM**
- **DINING ROOM - MULTI-FUEL STOVE , STUDY**
- **4 BEDROOMS - 1 DRESSING ROOM & EN-SUITE**
- **SHOWER ROOM**
- **OIL FIRED RADIATOR HEATING, UPVC DOUBLE GLAZING, GOOD SIZE FRONT, SIDE & WEST-FACING REAR GARDENS, GENEROUS PARKING, MANY CHARACTER FEATURES, RURAL VIEWS, VIEW ASAP**



VIEWING:

Strictly by appointment with Coakley & Theaker

ZOOPLA **rightmove** **PrimeLocation.com**



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i) The seller has agreed that these particulars are correct and an accurate description of their property. However, if there is any point which is particularly important to you, please contact the office and we will be pleased to check the information for you, especially if you are contemplating travelling some distance to view the property. ii) These particulars are for guidance purposes only. Most photographs are taken with a wide-angle lens. Contents, fixtures and fittings shown in photographs are not included unless specified. iii) The Agent has not tested any apparatus, equipment, fixtures and fittings or services and cannot verify that they are in working order or fit for the purpose. References to the tenure of the property are based on information supplied by the seller. The Agent has not had sight of the title document. Buyers are advised to obtain verification from their solicitor or surveyor about any of the above points.

General Data Protection Regulations (GDPR) Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.