



**Primiar House**  
**Badwell Ash, Suffolk**

**DAVID  
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# Primiar House, Langham Road, Badwell Ash, Suffolk, IP31 3DS

Badwell Ash is a popular well served village and local amenities include village shop incorporating Post Office, Public House, fish and chip shop and Parish Church. The A14 trunk road is about 5 miles away and in turn provides quick and easy access to the Cathedral town of Bury St Edmunds (11 miles) and Stowmarket (10 miles). Both towns providing a comprehensive range of amenities and facilities, the latter also providing a commuter rail link to London's Liverpool Street Station (90 mins).

An excellent four bedroom detached family house that occupies an enviable position set away from the road, towards the periphery of this highly regarded Suffolk village and located close to all of its amenities on offer. Primiar House affords versatile generous accommodation to both floors and has been maintained and presented to a delightful standard throughout whilst boasting grounds of approximately three quarters of an acre (sts). This splendid property is further benefitted by ample off-street parking for numerous vehicles and an adjoining double garage.

## A substantial four bedroom detached house offering a delightful position on the periphery of this well-regarded Suffolk village.

Entrance door to;

**ENTRANCE HALL:** With staircase rising to first floor and large built-in storage cupboard. Door to;

**SITTING ROOM:** 27'3 x 12' (8.3m x 3.6m). An expansive double aspect room with double doors leading out to the rear grounds allowing one the potential to enjoy warm summer days. The fireplace creates the main focal point of the room and a further set of double doors opens through to the kitchen/dining room.

**FAMILY ROOM:** 19'8 x 15'7 (6m x 4.7m). Accessed via the boot room, this substantial room affords double aspect of the grounds. A wood burning stove creates the main focal point of this room. This wonderful room would lend itself to a multiple of uses if so required.

**STUDY:** 13'9 x 8'2 (4.2m x 2.5m). Located at the front of the house and accessed from the entrance hall. Again this is another versatile room but currently occupied as a home office by the present owners.

**KITCHEN/DINING ROOM:** 20'3 x 18'8 (6.1m x 5.7m). Cleverly designed into two distinctive areas with the kitchen area being fitted with an extensive range of matching wall and base units under work preparation surfaces that incorporate a 1½ bowl sink unit with single drainer and mixer tap. Further integrated appliances include a four ring electric hob, extractor hood over and oven beneath. Space for fridge freezer. Door opening to boot room. Large opening through to dining area with double doors opening to the rear grounds offering one the potential for al fresco dining. Double doors leading back into the sitting room.

**BOOT ROOM:** 8'1 x 6'9 (2.4m x 2.1m). Large storage cupboard. Two further doors opening to vestibule and shower room. Further door to;

**UTILITY:** 14'8 x 9'1 (4.5m x 2.7m). Having rear aspect and fitted with base units that incorporate a 1½ bowl sink unit with single drainer and mixer tap. Spaces for washing machine and tumble. Large storage cupboard. External door opening to the grounds. *The utility offers potential to be utilised as a kitchen for the annexe area.*

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**SHOWER ROOM:** 6'8 x 6'5 (2m x 1.9m). Accessed via a vestibule with a further door opening to shower room which is fitted with a corner shower cubicle having part tiled surround, wash hand basin with mixer tap and vanity cupboard beneath and W.C. Heated towel rail.

## First floor

**LANDING:** A large welcoming area with front aspect, built-in storage cupboard and doors to;

**BEDROOM 1:** 14'6 x 12' (4.4m x 3.6m). A delightful suite offering front aspect and having two fitted wardrobes. Door to;

**EN SUITE:** 12'3 x 9'8 (3.7m x 2.9m). Having panelled bath with shower over and part tiled surround, wash hand basin with mixer tap and vanity unit cupboard beneath and W.C.

**BEDROOM 2:** 10' x 9'9 (3m x 3m). Located at the rear with aspect overlooking the grounds. Built-in wardrobe. Door opening to;

**EN SUITE:** 9' x 5'4 (2.7m x 1.6m). Again having panelled bath with shower over and part tiled surround, W.C. and wash hand basin with mixer tap.

**BEDROOM 3:** 14'5 x 9'9 (4.4m x 3m). With rear aspect giving views of the garden. Two fitted wardrobes.

**BEDROOM 4:** 12'5 x 3m (3.8m x 3m). Having front aspect.

**SHOWER ROOM:** 8'1 x 5'8 (2.4m x 1.7m). Built-in shower cubicle with part tiled surround, wall hung wash hand basin with mixer tap and vanity cupboard beneath and W.C. Heated towel rail.

## Outside

The property is approached via a pair of brick piers with impressive gates opening to a large sweeping gravel driveway which in turn affords off street parking for numerous vehicles and leads to the property and adjoining **DOUBLE GARAGE** 18' x 17' (5.5m x 5.1m) with up and over door, power and light connected and window to rear aspect. The remainder of the front is predominantly laid to lawn and bordered by mature hedging.

The rear gardens are a genuine delight and again predominantly laid to lawn incorporating an array of established trees, mature shrubs and well stocked flowering beds. Immediately adjacent to the rear of the property is a decked terrace ideally placed for outdoor entertaining. Large shed (16' x 8').

**In all about 0.75 acres.**

**SERVICES:** Mains water, drainage and electricity are connected. Oil fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

**LOCAL AUTHORITY:** Mid Suffolk District Council. Band G.

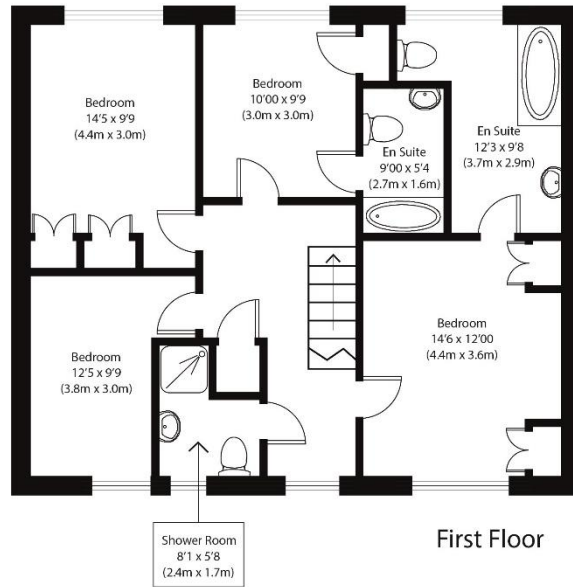
**EPC RATING:** F

**VIEWING:** Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



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Approximate Gross Internal Area  
2685 sq ft (249 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.ejphotocook

