



Cavell Cottage
Badwell Ash, Suffolk

**DAVID
BURR**

Cavell Cottage, The Street, Badwell Ash, IP31 3DG.

Badwell Ash is a popular 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).

Cavell Cottage is a charming and well-presented two-bedroom end-of-terrace house, ideally located in the heart of the popular village of Badwell Ash and only a short distance from all its amenities. Improved by the current owner, the property offers a tasteful blend of character and modern convenience, and benefits from an enclosed rear garden. This attractive home would make an excellent first-time purchase, lock-up-and-leave, or investment opportunity.

A beautiful village home close to amenities, blending character, comfort and convenience, ideal for first-time buyers or those seeking a traditional cottage lifestyle.

ENTRANCE DOOR: Opening directly into the sitting room.

SITTING ROOM: A charming space restored in keeping with its cottage character, featuring a fireplace with inset wood-burning stove set on a pamment-tiled hearth forming the main focal point of the room. There is a useful built-in storage cupboard and stairs rising to the first floor. A door leads to:

DINING ROOM: A versatile area adjoining the kitchen, ideal for everyday use or entertaining. An archway leads to:

KITCHEN: Fitted with a range of wall and base units beneath work surfaces incorporating a sink unit with mixer tap, integrated oven and hob with extractor above and an under-counter fridge. There is space and plumbing for a washing machine. Two Velux windows bring in natural light, and a further door opens to the enclosed rear garden.

CLOAKROOM: A useful addition comprising WC and wash hand basin.

FIRST FLOOR

LANDING: A welcoming area with doors to:

BEDROOM ONE: A splendid double bedroom with a front-facing aspect.

BEDROOM TWO: A single bedroom, ideal as a guest room, nursery, or study.

BATHROOM: Well-appointed with a modern suite including a walk-in shower cubicle, wash hand basin set within a vanity unit, and WC.

OUTSIDE

The rear garden is enclosed and laid mainly to lawn with a paved terrace ideal for outdoor dining and relaxation. Offering a degree of privacy, the garden is manageable and attractively arranged for those seeking a low-maintenance outdoor space. The property also has a side gate providing direct access to the rear garden. The house is situated next to a private lane leading to the village hall and leisure amenities.

SERVICES: Mains water, drainage and electricity are connected. Electric boiler servicing radiators. **NOTE:** None of these services have been tested by the agent.

Cavell Cottage, The Street, Badwell Ash, IP31 3DG.

LOCAL AUTHORITY: Mid Suffolk District Council. Band B

EPC Rating: E

WHAT3WORDS: verse.ideals.jelly

BROADBAND AND MOBILE: Please see our website and Ofcom.org.uk for further details

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.



Offices at: Woolpit 01359 245245- Long Melford 01787 883144- Leavenheath 01206 263007 - Clare 01787 277811-Castle Hedingham 01787 463404

Newmarket 01638 669035 - Bury St Edmunds 01284 725525 - London 020 78390888 - Linton & Villages 01440 784346

Cavell Cottage, The Street, Badwell Ash, IP31 3DG.



Offices at: Woolpit 01359 245245- Long Melford 01787 883144- Leavenheath 01206 263007 - Clare 01787 277811-Castle Hedingham 01787 463404
Newmarket 01638 669035 - Bury St Edmunds 01284 725525 - London 020 78390888 - Linton & Villages 01440 784346

