

# THE STREET BADWELL ASH, IP31 3DP FOR SALE

- SEMI-DETACHED HOUSE
- 3 BEDROOMS
- SOUGHT AFTER VILLAGE
- CLOSE TO VILLAGE CENTRE
- OFF-ROAD PARKING
- WELL-PRESENTED
- ENSUITE
- TWO DOUBLE BEDROOMS
- EPC C
- COUNCIL TAX BAND C



**PRICE**  
**£280,000**





**GD Estates are delighted to offer to the market this well-presented three-bedroom semi-detached home, located in the sought-after village of Badwell Ash.**

**The well-appointed internal accommodation comprises three bedrooms (with an en-suite to bedroom one), a living/dining room, kitchen, cloakroom, and family bathroom.**

**Externally, the property benefits from a rear garden and off-road parking to the rear.**





## LOCATION:

Nestled in the heart of the Suffolk countryside, Badwell Ash is a charming and well-served village offering a peaceful rural lifestyle with excellent access to nearby towns. Located approximately 10 miles north-east of Bury St Edmunds and within easy reach of the market town of Stowmarket.

Badwell Ash offers a range local amenities including a village shop and a welcoming pub as well as being surrounded by scenic walking routes and open countryside.

The village is also well-positioned for commuters, with good road links to the A14 and nearby rail services from Elmswell or Stowmarket providing direct routes to Cambridge, Ipswich, and London.

## ENTRANCE HALLWAY

The property is entered via a composite front door into an internal hallway, which features stairs to the first floor and a single radiator.

## KITCHEN

9' 8" x 9' 5" (2.95m x 2.87m)

A well-equipped kitchen featuring a range of wall-mounted and under-counter cabinets, set beneath square-edge wood-effect worktops with complementary tiled splashbacks.

The kitchen also includes an inset stainless steel one-and-a-half bowl sink with drainer and mixer tap, an integrated electric hob and oven with extractor hood above, and space and plumbing for both a dishwasher and washing machine. There is also space for a fridge-freezer. A uPVC window to the front aspect provides natural light.

## LIVING ROOM/DINING ROOM

17' 9" x 13' 5" (5.41m x 4.09m):

A light and airy living/dining room featuring uPVC patio doors that open onto the rear garden. The room benefits from an understairs storage cupboard, ample space for both a lounge suite and a dining table with chairs. uPVC window to rear aspect and two radiators.

## CLOAKROOM:

With low level WC and wall mounted sink. Obscure uPVC window to front aspect and one radiator.

## LANDING

The landing provides access to all first-floor accommodation and includes a loft hatch and an airing cupboard for additional storage.

## BEDROOM 1

11' 1" x 8' 9" (3.38m x 2.67m):

A spacious double bedroom featuring built-in wardrobes, a uPVC window overlooking the rear aspect, and a radiator. Access to the en-suite shower room.

## ENSUITE:

The en-suite is fitted with a three-piece white suite comprising a tiled shower cubicle with mains-fed shower, a low-level WC, and a pedestal wash hand basin. Additional features include a radiator and an obscure uPVC window to the side aspect.





## BEDROOM 2

9' 3" x 8' 8" (2.82m x 2.64m):

Second double bedroom with uPVC window to front aspect and one radiator.



## BEDROOM 3

8' 8" x 8' 2" (2.64m x 2.49m):

Third bedroom with uPVC window to rear aspect and one radiator.

## FAMILY BATHROOM

8' 4" x 5' 5" (2.54m x 1.65m):

The bathroom features a three-piece white suite comprising a panelled bath with mains-fed shower over, a pedestal wash hand basin, and a low-level WC. Obscure uPVC window to front aspect and one radiator.



## EXTERNALLY:

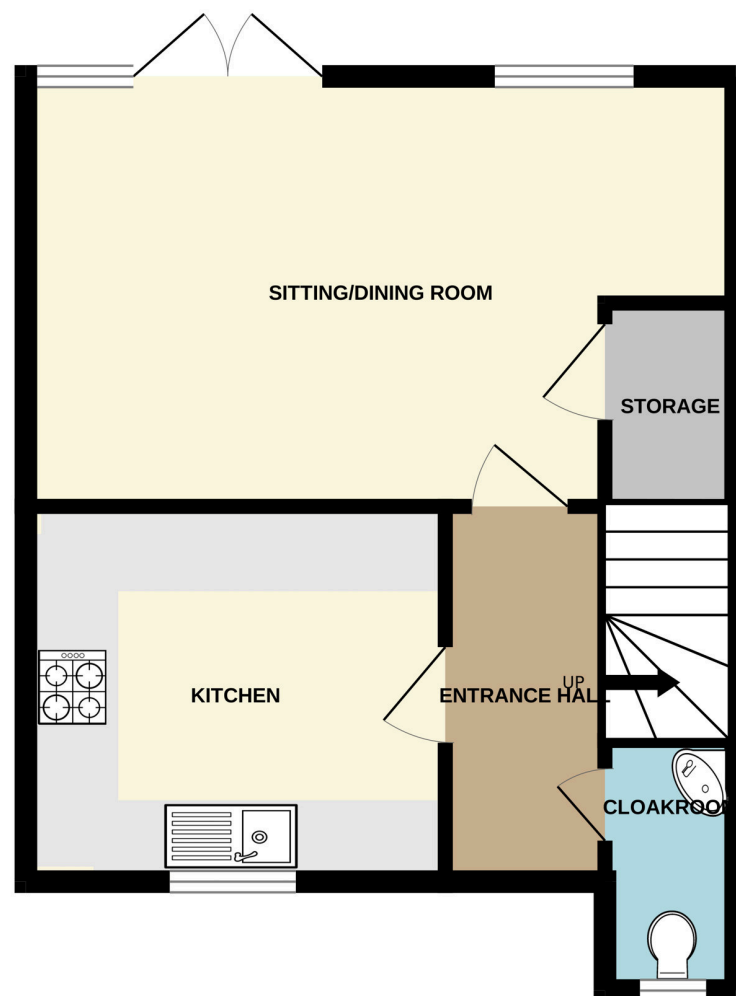
Externally, to the rear, the property boasts a fully enclosed garden predominantly laid to lawn, complemented by an attractive patio area-ideal for outdoor entertaining.

Additional features include a garden shed (to remain), an oil tank, side access to the front of the property, and rear access leading to off-road parking for up to three vehicles.

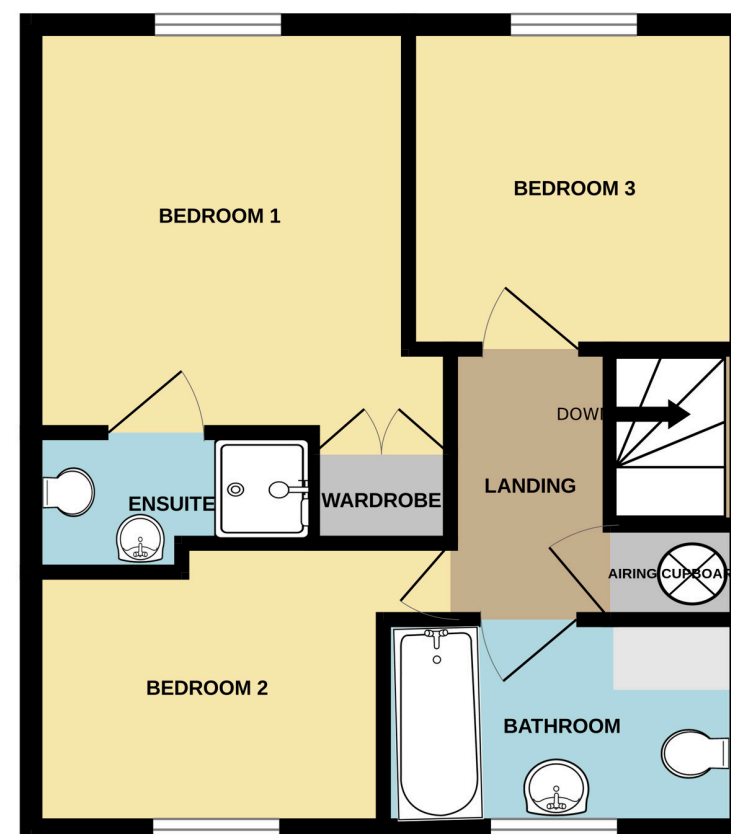




GROUND FLOOR



1ST FLOOR



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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01284 750891



[sales@gdestates.co.uk](mailto:sales@gdestates.co.uk)



14, The Traverse, Bury St Edmunds, IP33 1BJ