



BACK LANE BADWELL ASH, IP31 3DW

£380,000
FREEHOLD

Located in the popular village of Badwell Ash, home to a locally renowned gastro pub, this detached four-bedroom family home offers spacious and flexible living. The ground floor includes a modern kitchen, a welcoming sitting room with log burner, opening into a bright dining room and rear lobby and benefits from an integral garage. Upstairs offers four good-sized bedrooms, a large family bathroom and a second bathroom with potential to convert into an ensuite. The property is approached via a generous driveway providing ample off-road parking and access to the single garage.

Gated side access leads to the rear garden, mainly laid to lawn with a patio area and garden shed.

A well-presented home in a thriving village setting — ideal for family life.

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BACK LANE

- Spacious Well Presented Four Bedroom Home
- Two Good Size Reception Rooms
- Large Sitting Room With Log Burner
- Oil Fired Central Heating
- Garage & Parking
- Generous Size Modern Kitchen
- Two Family Bathrooms
- Located In The Popular Village of Badwell Ash
- Close To Villages Amenities
- Walk Around With The 3D Virtual Tour!



Entrance Porch

Door to main entrance hall. Radiator.

Entrance Hall

Welcoming entrance hall. Stairs to first floor. Radiator.

Kitchen

Stylish kitchen with a range of wall and base cupboard and drawer units with ample work tops over. Inset sink and drainer. Space for a dishwasher, full fridge freezer. Double electric range style oven with gas hob and extractor hood over. Window to front. Radiator.

Sitting Room

Spacious bright room with a log burner and stylish feature surround and hearth. Archway to rear lobby and an opening to the dining area. Window to rear. Radiator.

Lobby

Door to rear. Radiator.

Dining Room

Good size entertaining space with French doors opening to the garden. Radiator.

Landing

Loft access.

Bedroom 1

Generous size double room with built in wardrobes. Window to front. Radiator.

Bathroom

WC with wash basin vanity unit. Bath with mixer taps over. Separate shower cubicle, fully tiled. Window to rear. Heated towel rail.

Bedroom 2

Double room with window to rear. Radiator.

Bedroom 3

Window to front. Radiator.

Bedroom 4

Window to rear. Radiator.

Bathroom

WC and wash basin. Bath with shower head over. Airing cupboard. Window to rear. Heated towel rail.

Outside

Front Garden

The front of the property has an asphalt driveway leading to the integral garage, offering ample parking. The boundary is partly walled with shrub borders. There is gated access to the rear.

Rear Garden

Fully enclosed by fencing with mature hedges, shrubs and trees offering privacy. Laid mainly to lawn surrounded by raised borders. Patio seating area. Shed for storage and gated access to driveway.

Integral Garage

Electric up and over roller door. Plumbing for washing machine. Power connected.



BACK LANE





Ground Floor



Floor 1

Approximate total area^m
1264 ft²
Reduced headroom
14 ft²


(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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

EPC Rating: Council Tax Band: C

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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