

THE  
**Mortimer  
& Gausden**  
PARTNERSHIP

2 Symonds Close, Badwell Ash,  
Bury St. Edmunds, IP31 3FH

Guide Price  
£585,000

## *Beautifully Bespoke & Immaculately Presented Family Home!*

Welcome to Symonds Close, a superbly situated and spotless family home located in the highly sought-after village of Badwell Ash.

Set amidst the gently rolling countryside of Suffolk, Badwell Ash is a picturesque and welcoming village positioned approximately 12 miles from both Bury St Edmunds and Stowmarket. It offers an appealing blend of peaceful rural living and convenient accessibility, with a selection of everyday amenities available within the village itself.

While enjoying a tranquil countryside setting, the property also benefits from excellent transport links, with straightforward access to the A14. This provides effortless connections to a variety of professional, educational, and leisure opportunities further afield, making it an ideal location for modern family life.

The property is approximately three years old and has been upgraded throughout, with bespoke herringbone flooring, fireplace and handmade kitchen to name but a few.

- Stunning Herringbone Flooring
- Four Double Bedrooms, All With Storage
- Ground Floor Study / Office PLUS Garden Office
- Double Garage With Electric Door
- Upgraded, Handmade Kitchen With Integral Appliances
- Cloakroom, Family Bathroom & En-Suite
- Energy Efficient Home With Air Source Heat Pump
- South Facing Garden With Dining Terrace



#### Ground Floor:

Upon entry you are greeted by a sizeable hallway with access to the lounge, complete with a stunning fireplace creating a wonderful focal point. Courtesy of the dual aspect, this space is bathed in natural light, overlooking the front whilst also leading into the open plan kitchen-diner, which runs the length of the property.

The handmade, bespoke kitchen offers an abundance of storage as well as integrated appliances which includes: eye-line double oven, dishwasher, induction hob and extractor fan. The utility room supports space for a stacked washing machine and tumble dryer, large fridge-freezer and additional counterspace. The utility also holds space for coats and boots with side access to the property.

Cleverly designed understairs storage maximises the space available, whilst the cloakroom and generous playroom / study complete the ground floor of the property. This also has the option of acting as a fifth bedroom if need be, due to the garden office.

#### First Floor:

Upstairs, the landing holds access to four large double bedrooms, all with mirror-fronted, fitted wardrobes. The principal bedroom is wonderfully spacious and also offers an en-suite, fitted with wc, basin, shower cubicle with rainfall shower, storage and heated towel rail.

The four piece family bathroom is well appointed, offering a wc, basin, bath, separate shower cubicle with rainfall shower, vanity unit and heated towel rail.

The landing also holds a large airing cupboard, perfect for towels and linen.

#### Outside:

The private, landscaped rear garden is south facing and offers a choice of lawn, shrubbery and dining space. The large double garage with electric door can be found to the rear, with an adjoining office with electric heating, perfect for those who work remotely. A superb undercover dining terrace has been built off the garage / office creating a multi-purpose space.

Secure gated access leads to the garage providing additional parking for numerous vehicles, whilst parking can also be found at the front of the property.

Situated in a private cul-de-sac, occupying only three properties, this beautifully presented family home ticks everybox for modern day needs! - A must see home!

#### Agent Notes:

No Onward Chain

EPC Rating: Awaiting

Council Tax: F (Mid Suffolk)

Air Source Heat Pump

Mains water, electricity & drainage

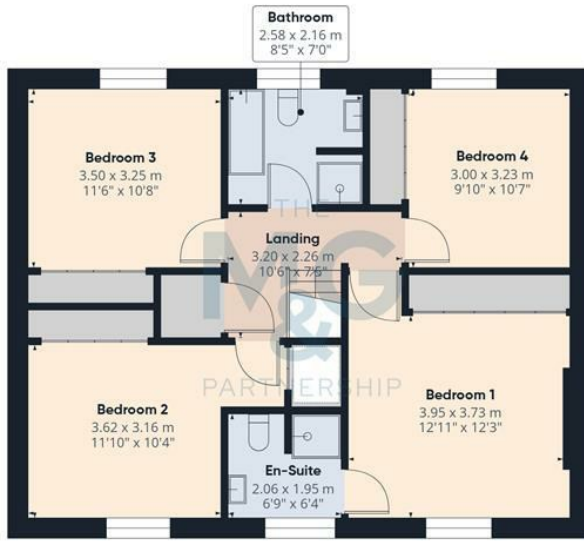
Broadband: Ofcom states ultrafast is available

Mobile: Ofcom states all providers are likely

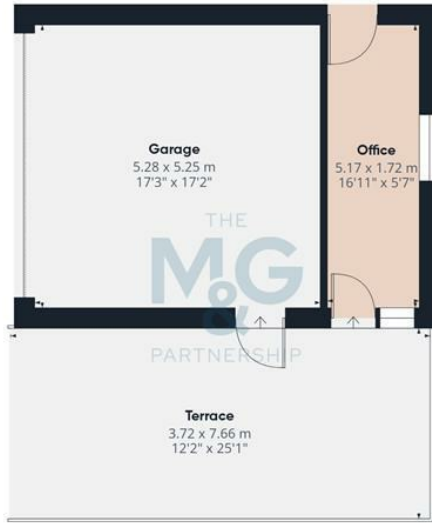




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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