



Mill Haven, Mill Road, Badingham, IP13 8LF

welcome to

Mill Haven, Mill Road, Badingham

A beautifully presented three-bedroom detached home in Badingham, offering a contemporary kitchen, open-plan living with log burner, and a versatile snug, along with three double bedrooms including a primary with en-suite. Beautiful enclosed rear garden with field views, off-road parking and garage.

Entrance Hall

Front door, stairs and storage cupboard.

Cloakroom

Double glazed window to front aspect, w/c, wash hand basin, extractor fan, tiled flooring.

Study

12' 8" x 10' 2" (3.86m x 3.10m)

Double glazed window to rear aspect.

Kitchen

22' 8" Max x 20' Max (6.91m Max x 6.10m Max)

Double glazed window to front aspect, all and base units, integrated double oven and microwave, induction hob and extractor hood, sink with filtered tap, Patmore water softener, butchers block island, log burner, two double glazed French doors to rear aspect.

Utility Room

6' 11" x 5' 5" (2.11m x 1.65m)

Double glazed window to front aspect, wall and base units, integrated fridge freezer, space for washing machine.

Landing

Double glazed window to front aspect, loft hatch, cupboard, radiator, carpet flooring.

Bedroom 1

12' 7" x 11' (3.84m x 3.35m)

Storage cupboard, two radiators, carpet flooring.

En-Suite

Double glazed window to front aspect, w/c, wash and hand basin, extractor fan, heated towel rail, shower cubical, tiled flooring.

Bedroom 2

12' 6" x 11' 9" (3.81m x 3.58m)

Double glazed window to rear aspect, radiator, carpet flooring.

Bedroom 3

12' 6" x 9' 8" (3.81m x 2.95m)

Double glazed window to rear aspect, radiator, carpet flooring.

Bathroom

Double glazed window to front aspect, w/c, wash and hand basin, bath with overhead shower, heated towel rail, tiled flooring.

Front Garden

Landscaped

Rear Garden

Lawn, patio, fenced, flower beds, landscaped.

Parking

Off road parking for 2 - 3 cars, shingled.

Garage

Single garage, power and light.

Agents Note

Currently, the Vendor's' details do not match the Registered Title at Land Registry. Please ask the Branch for more details.

Agents Note

Under NHBC warranty, air source heating. Please ask the office for more information.





view this property online williamhbrown.co.uk/Property/FLH105499



welcome to

Mill Haven, Mill Road, Badingham

- Guide Price £525,000 - £550,000
- Beautifully Presented Three-Bedroom Detached House With 8.5 Years Left On NHBC Warranty
- Contemporary Kitchen With Integrated Appliances
- Separate Utility Room
- Open Plan Living / Dining Room With Log Burner

Tenure: Freehold EPC Rating: B

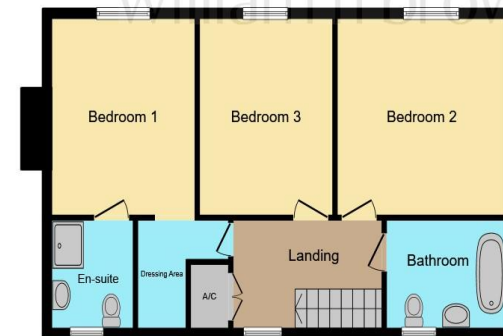
Council Tax Band: E

guide price

£525,000 - £550,000



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

view this property online williamhbrown.co.uk/Property/FLH105499



Property Ref:
FLH105499 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01728 723923



Framlingham@williamhbrown.co.uk



26 Market Hill, Framlingham, WOODBRIDGE,
Suffolk, IP13 9AN



williamhbrown.co.uk