



Rock Estates



Woodlands Cottage
Badley, Ipswich, IP6 8RS

Guide price £835,000



Woodlands Cottage

Badley, Ipswich, IP6 8RS

Nestled in the charming village of Badley, this delightful detached house offers a perfect blend of character and modern living. With four spacious reception rooms, there is ample room for both relaxation and entertaining, allowing you to create cherished memories with loved ones.

The house features four well-appointed bedrooms, providing comfortable accommodation for family and guests alike. Two modern bathrooms ensure convenience for busy mornings and evening routines. The property is designed to cater to the needs of contemporary living while retaining its historical charm.

One of the standout features of this home is the impressive outdoor space. The property includes a swimming pool, perfect for enjoying warm summer days and hosting gatherings. Additionally, the expansive grounds offer parking for multiple vehicles, a rare find that adds to the convenience of this residence.

Situated near the picturesque River Gipping, this location provides a serene backdrop for leisurely walks and outdoor activities. The village of Badley is known for its friendly community and tranquil atmosphere, making it an excellent choice for those seeking a peaceful lifestyle while remaining within easy reach of local amenities.

In summary, this charming detached house in Badley presents a wonderful opportunity for families or individuals looking for a spacious and inviting home with a touch of history. With its ample reception space, comfortable bedrooms, and delightful outdoor features, this property is sure to impress.

Entrance Hall

Snug

11'10" x 13'2" (3.61 x 4.02)





Kitchen
21'5" max x 21'8" (6.54 max x 6.61)

Utility/WC

Living Room
24'0" x 15'3" (7.34 x 4.65)

Dining Room
12'4" x 15'1" (3.77 x 4.62)

Office
15'4" x 11'10" (4.68 x 3.63)

Landing

Master Bedroom
16'9" x 13'2" max (5.12 x 4.03 max)

En-suite

Bedroom 2
12'4" max x 15'2" (3.77 max x 4.63)

Bedroom Three
14'10" x 12'1" (4.54 x 3.69)

Bedroom Four
14'11" x 6'8" (4.57 x 2.04)

Bathroom

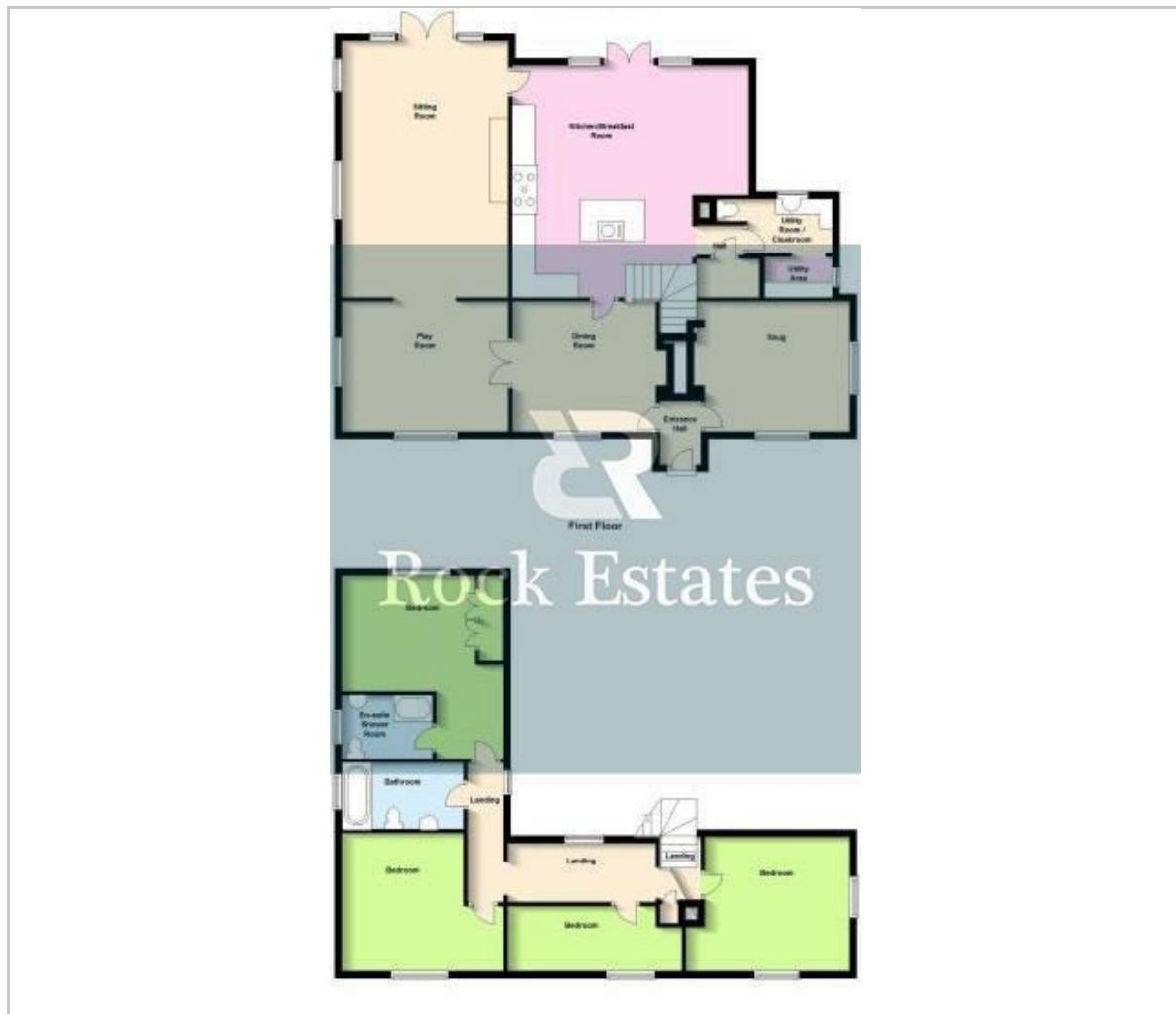
Swimming Pool Room

Double Garage

Outside



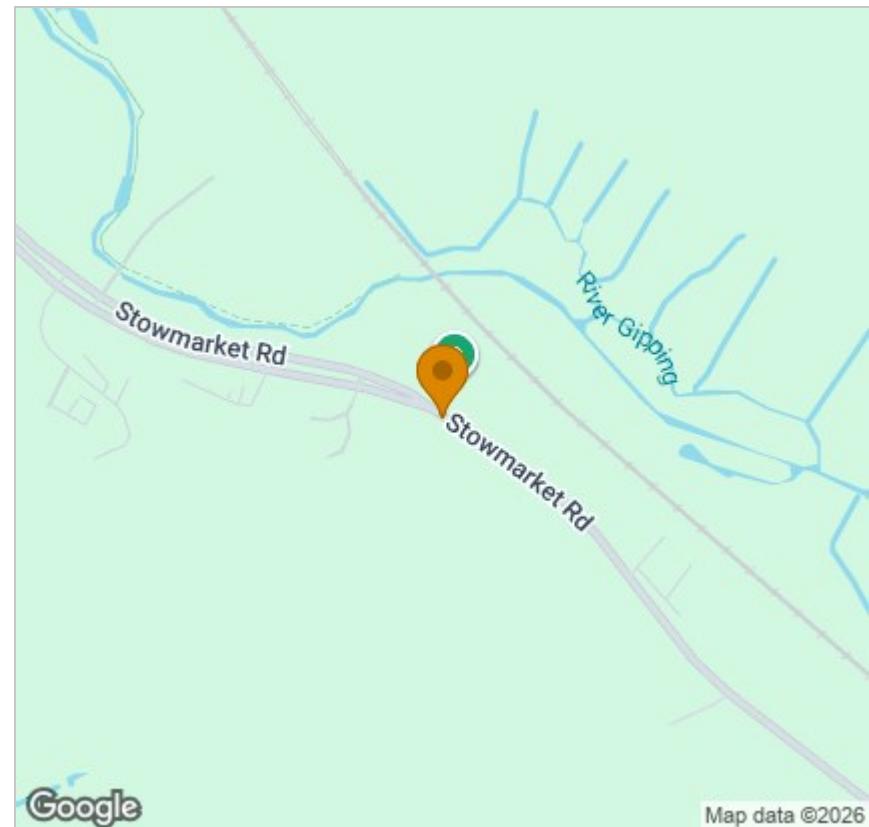
Floor Plan



Viewing

Please contact our Rock Estates Office on 01449 723441 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	79
(81-91)	B	
(69-80)	C	
(55-68)	D	56
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.