



DAVID
BURR

Avebury

Badwell Ash, Suffolk

3 Bedroom House with off Road Parking

Introduction

An exceptional **Three-bedroom detached** family home, forming part of an exclusive collection of thoughtfully designed homes in the desirable Suffolk village of Badwell Ash. Offering spacious and well-proportioned accommodation, this beautifully finished home has been designed with modern family living in mind and benefits from a **private rear garden and off road parking for Two cars.**

Set amidst the picturesque Suffolk countryside, just **12 miles from the historic market town of Bury St Edmunds**, Badwell Ash enjoys a peaceful rural setting whilst remaining well connected, with excellent road links and **rail services within easy reach**. Surrounded by open countryside and ancient woodland, the village offers an idyllic setting for those seeking the best of rural living.

Occupying a prominent position on the southern edge of the village, this thoughtfully planned development features architect-designed homes finished in a blend of traditional red brick and render, creating a timeless appearance that sits comfortably within its surroundings.

Combining quality craftsmanship with contemporary design, this impressive home offers an outstanding opportunity to enjoy stylish, energy-efficient living in one of Suffolk's most attractive village settings.





The Avebury

We are pleased to offer this Mid/End of terrace 3 bedroom house in the well serviced village of Badwell Ash.

Amtico flooring is laid to the Kitchen and dining area, Bathrooms and cloakrooms are finished in a clean, modern style with branded sanitaryware and Amtico tiling to the sink, bath and shower areas. Shaver points and heated towels rails are fitted as standard in the bathroom.

The Avebury is fitted with a Daikin air source heat pump and underfloor heating to the ground floor, helping to keep your feet warm and your bills – and carbon footprint – low.

Low energy downlighters fitted to kitchens and bathroom help to keep bills lower still. You can also lower your stress by charging your electric car from the comfort of your home with the 7kw electric car charger fitted as standard.

Outside, your personal green space is enhanced with the planting of a variety of attractive shrubs to the front and a turfed lawn with patio area to the rear.

In addition to an NHBC 10-year warranty, your Mulberry home also comes with two years of Customer Care from the experienced Mulberry Homes team.

Floorplan



Property information

- Predicted energy assesment - B
- Managment charge - £415.00 per annum
- Tenure: Freehold

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

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