



**Bodens**

Back Lane | Badwell Ash | Bury St. Edmunds | IP31 3DW

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# Bodens

This exceptional detached residence, set within a highly sought-after and picturesque Suffolk village. Effortlessly combines contemporary elegance with expansive and versatile family living space, all presented in truly immaculate condition. The property enjoys a desirable position within this popular community, known for its charm, character, and strong sense of village life.



\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



# Step Inside

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This stunning detached home offers a perfect blend of modern elegance and spacious family living. Presented in immaculate condition, the property welcomes you with a large, bright entrance hall that sets an impressive tone for the rest of the home.

The ground floor features a comfortable sitting room and a convenient cloakroom, but the true heart of the house is the newly fitted open-plan kitchen. Designed for both style and functionality, it boasts a central island, premium finishes, and a generous dining area—ideal for entertaining. A separate utility room keeps the main living space clutter-free.

Upstairs, the sense of space continues with four well-proportioned double bedrooms. The master suite includes a private en-suite, while the remaining bedrooms are served by a contemporary family bathroom.





# Step Outside

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The exterior of the property is as functional as it is attractive. To the front, the garden is mainly laid to shingle/gravel, creating a clean, low-maintenance aesthetic while providing significant extra off-road parking—perfect for multi-car households or guests.

The rear garden is a private haven designed for relaxation and play. It is primarily laid to lawn, framed by beautifully maintained raised borders that add depth and colour. A stylish circular patio serves as the focal point of the garden, offering the ideal spot for outdoor dining, summer BBQs, or a morning coffee in the sun.



## Location

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Badwell Ash is one of Suffolk's most characterful and well-served villages. Within a short stroll you will find a well-stocked shop, popular takeaways, a church, village hall, play area, and the renowned White Horse Inn, highly regarded for its excellent food and warm hospitality.

The historic market town of Bury St Edmunds, just 12 miles away, offers an outstanding range of amenities including boutique shopping, award-winning restaurants, cinemas, theatres, The Apex concert venue, and the magnificent St Edmundsbury Cathedral. The beautifully maintained Abbey Gardens provide further charm and tranquillity within this celebrated Suffolk town.

For commuters, Stowmarket lies approximately 9 miles away and provides a mainline rail service to London Liverpool Street, while the surrounding countryside offers peaceful walks, scenic lanes and the timeless beauty for which the region is known.



Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
 1316 ft<sup>2</sup>  
 122.4 m<sup>2</sup>  
 Reduced headroom  
 13 ft<sup>2</sup>  
 1.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ----- Below 5 ft/1.5 m

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

GIRAFFE 360

## Services

- Mains electric, water and sewerage
- Oil central Heating
- EPC Rating – D
- Council Tax Band – D
- Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. In internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Registered Address:- Chiltern House, 36 High Street, Brandon, IP27 0AQ.



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