



**Back Lane, Badwell Ash, Bury St. Edmunds**

**Sheridans**



# Back Lane, Badwell Ash, Bury St. Edmunds IP31 3DW

Guide Price £315,000

A deceptively spacious and comprehensively updated mid-terraced village home, offered for sale with no onward chain and pleasantly positioned along a quiet lane within this popular and well-served Suffolk village. The property is of traditional brick construction, finished with a rendered exterior beneath a tiled roof, and has been thoughtfully improved by the current owner. It now offers well-balanced and versatile accommodation arranged over two floors, ideally suited to modern village living.

The accommodation comprises; Composite front door which opens into a welcoming entrance lobby with stairs rising to the first floor. From here, a good sized sitting room enjoys a pleasant front aspect and features attractive hard flooring and a character fireplace, creating a light, airy yet cosy principal reception room. The stunning kitchen/breakfast room, very much the heart of the home has been recently refitted, boasting an excellent range of contemporary wall and base units complemented by oak preparation work surfaces with undercounter ceramic Belfast sink. Appliances include integrated fridge/freezer, double oven, ceramic hob and a modern extractor hood. The dining room offers excellent additional reception space, being double aspect and benefitting from door opening directly onto garden patio, making it ideal for entertaining and alfresco dining. Everyday practicalities are well catered for by a separate utility room, providing space for washing machine and tumble dryer, with a door leading through to a cloakroom fitted with a wash hand basin and low level WC completing the ground floor accommodation.

The landing area provides access to three well proportioned bedrooms, all benefiting from UPVC double glazed windows, with one bedroom featuring an attractive decorative fireplace. The newly fitted shower room, finished in stylish contemporary tiling and comprising a large shower cubicle, vanity wash basin with storage beneath and a concealed cistern WC.

## Outside

To the front of the property there is driveway offering ample off road parking, along with a raised flower bed and shared pedestrian access leading to the rear garden.

The fully enclosed rear garden is a particular feature of the property, offering a generous paved patio area ideal for outdoor seating and entertaining. Beyond, the garden is predominantly laid to lawn with well stocked planted borders containing mature shrubs and plants. Additional features include an oil tank, recently fitted external oil fired boiler and brick built stores. Of special note is the large outbuilding positioned at the far end of the garden, offering a multitude of potential uses such as home office, studio, workshop or hobbies space, and providing the new owner with considerable future scope.

## Location

The property is pleasantly situated along a quiet lane on the edge of the village. Badwell Ash is a popular and well-regarded village known for its strong sense of community and range of local amenities, including a village shop, church and public house. The village is conveniently located approximately 11 miles north-east of the historic market town of Bury St Edmunds and around 10 miles from Stowmarket, which provides a mainline railway station with direct services to London.

## Directions

When entering Badwell Ash from the direction of Stowlangloft and Hunston, proceed along The Street, and turn right opposite the village shop into Back Lane, where the property will be found further up on the right.

3 What Words ///punctuate.hiring.pasting

## Services

- CHAIN FREE
- Comprehensively updated by the current owner
- 2 reception rooms
- Stunning kitchen/breakfast room
- Utility and cloakroom
- 3 well proportioned bedrooms
- Upstairs shower room
- Good sized garden with brick stores
- Large outbuilding offering excellent potential for a variety of uses
- Popular quiet village location

Mains electricity, water and drainage. Oil fired radiator central heating.

Council Tax: Mid Suffolk Band: B

Broadband speed: Up to 1000 mbps available (Source Ofcom)

Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

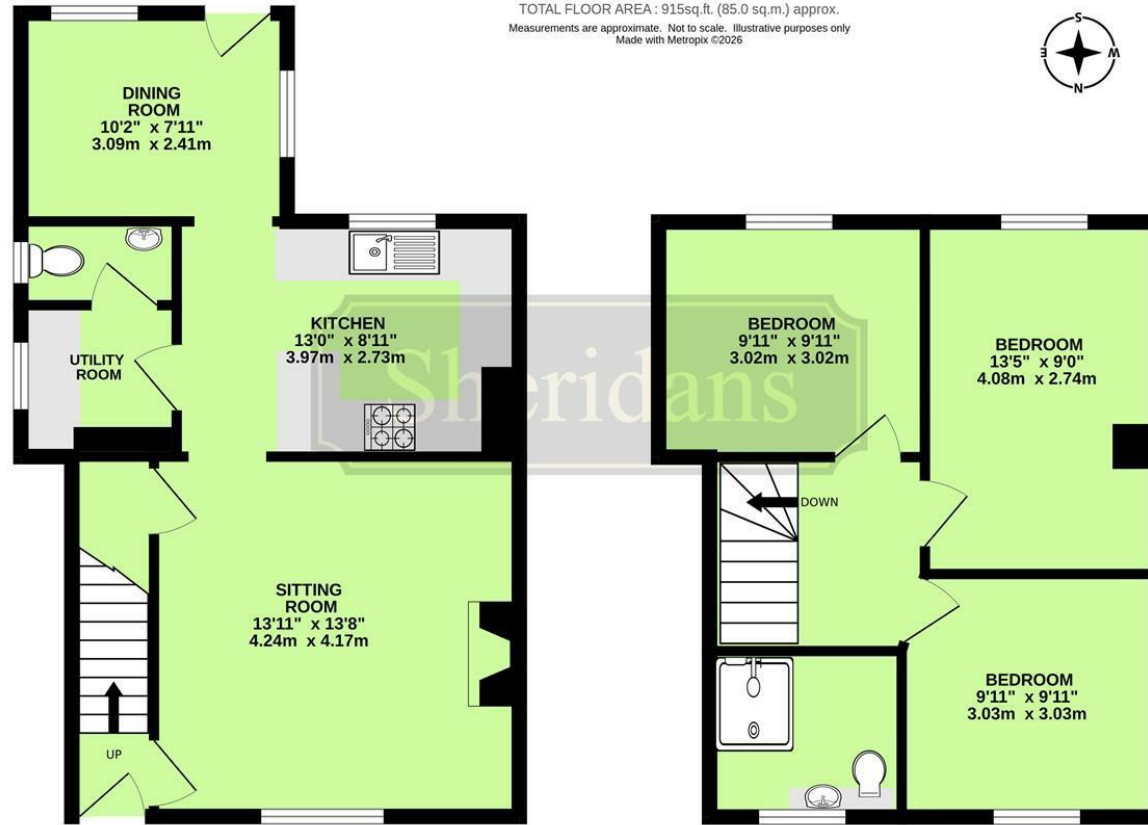
Flood Risk: Very Low Risk (Source Gov.uk)



GROUND FLOOR

1ST FLOOR

TOTAL FLOOR AREA : 915sq.ft. (85.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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