

4 Dovedale Close

Badwell Ash | Bury St. Edmunds | Suffolk | IP31 3EY

FINE & COUNTRY

4 Dovedale Close

4 Dovedale Close, Badwell Ash presents an exceptional newly built detached bungalow extending to approximately 2,328 sq. ft, offering beautifully designed single-storey living in the heart of the popular Suffolk village of Badwell Ash. Finished to a high specification throughout, the property combines generous and well-balanced accommodation with impressive energy-efficient features, including an air source heat pump, underfloor heating and a 7kW solar panel system. The thoughtfully arranged layout separates the living and entertaining areas from the private bedroom accommodation, creating a home that is both practical and elegant. Surrounded by wraparound gardens, with a detached double garage and ample parking, the property offers modern village living with low running costs and excellent future-proofing credentials.















Step Inside

An open porchway leads to a welcoming entrance hall, creating an immediate impression of space and quality. The hallway serves as the central hub of the home and incorporates useful storage cupboards, a dedicated plant room housing the hot water cylinder and air source heat pump manifold, together with access to a substantial boarded loft space with attic trusses, rooflights, power and lighting, offering excellent storage, use as a hobbies room and potential for future conversion, subject to the necessary consents. The spacious living room is a particularly attractive reception space, enjoying a triple aspect with two sets of French doors that flood the room with natural light and provide direct access to the gardens. A wood-burning stove set within a painted surround and slate hearth creates a striking focal point, making this an ideal room for both everyday living and entertaining.

Double glazed doors open into the impressive open-plan kitchen, dining and family room, the true heart of the home. Beautifully fitted with a comprehensive range of modern Shaker-style cabinetry complemented by quartz worktops, the kitchen incorporates a full suite of integrated Bosch appliances including an oven, microwave, induction hob, dishwasher, fridge and freezer. French doors open directly onto the terrace, creating a seamless connection between inside and outside living. Adjoining the kitchen is a practical utility room fitted with matching cabinetry and space for laundry appliances.

The bedroom accommodation comprises three generous double bedrooms, each benefiting from en-suite facilities. The principal suite enjoys double-aspect windows and is complemented by a dressing room and a luxurious en-suite featuring a large walk-in shower, twin vanity washbasins, WC and bidet, all finished with quality tiling and contemporary fittings. Bedroom two is another generously proportioned double room, enhanced by French doors opening directly onto the rear garden and sun terrace. It is served by its own stylish en-suite shower room with modern sanitaryware and attractive finishes. Bedroom three is also a comfortable double bedroom and benefits from a Jack-and-Jill en-suite shower room, which also provides convenient access from the hallway, making it ideal for guests.













Step Outside

Approached via the private shared roadway of Dovedale Close, the property enjoys a substantial brick-paved driveway providing extensive parking and turning space. The driveway leads to a detached double garage equipped with electric roller doors, light and power, providing secure parking and useful storage.

The gardens wrap around the property and are predominantly positioned to the south and west, allowing them to benefit from a sunny aspect throughout much of the day. An extensive Indian sandstone terrace provides an excellent space for outdoor dining and entertaining, while the lawns are enclosed by fencing and complemented by a variety of established shrubs and planting. To the western boundary, an elevated bank has been thoughtfully landscaped with a range of shrubs and bushes, adding colour and interest. Additional lawned areas lie to the north of the property, while the frontage is attractively bordered by railings and further ornamental planting, creating a welcoming approach and an attractive setting for the home.





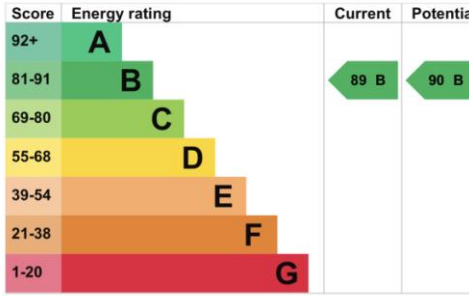
Location

Occupying a desirable position within the attractive Mid Suffolk village of Badwell Ash, the property enjoys access to a range of everyday amenities including a village store and post office, public house and fish and chip shop. The village benefits from a strong sense of community, centred around the long-established Village Hall and the historic St Mary's Church, parts of which date back to the fourteenth century. The renowned White Horse Inn, a charming sixteenth-century coaching inn, provides highly regarded gastro-pub dining. Additional amenities can be found in nearby Norton and Walsham le Willows, while regular bus services connect the village to surrounding towns. The A14 is less than ten minutes away, providing convenient access to the wider region and the cathedral town of Bury St Edmunds, where a comprehensive range of shopping, leisure and educational facilities can be found.



SERVICES

- Mains water & Electricity are Connected.
- Mains Drainage
- Air Source Heat Pump
- Solar Voltaic Panels
- Energy Rating (EPC)- Estimated B
- Council Tax Band (Awaiting Assessment)



arla | propertymark PROTECTED

The Property Ombudsman

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. 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: - The Stables, Summer Road, Walsham-Le-Willows IP31 3AJ. Company Registration No: 09559009

FINE & COUNTRY

Fine & Country
Tel: 01284 718822
burystedmunds@fineandcountry.com