



THE STREET BADWELL ASH, IP31 3DP

£325,000
FREEHOLD

NO ONWARD CHAIN, this charming single-storey dwelling boasts an attractive brick and flint façade and occupies a tucked-away position in a sought-after village setting.

The property offers well-proportioned accommodation throughout, including a spacious open-plan living area, two double bedrooms, one featuring a convenient cloakroom plus a third bedroom or study and a family bathroom. Outside, you'll find a generous garden, ample off-road parking and a versatile outbuilding, which offers potential for conversion into an annexe (subject to the necessary planning permissions).

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THE STREET

- NO ONWARD CHAIN Character Three Bedroom Bungalow
- Large Open Plan Kitchen/Diner/Sitting Room
- Separate Studio With Bar Area
- Oil Fired Heating
- Study & Cloakroom
- Driveway For Ample Off Road Parking
- 3 Good Size Bedrooms
- Located In Desirable & Well Served Village Close To Amenities
- Enclosed Private Garden
- Step Inside Today With Our 360 Virtual Tour!



Entrance Hall

Welcoming entrance hall with storage cupboard housing the boiler. Radiator

Kitchen/Dining/Sitting Room

Modern kitchen with a range of base and wall cupboard and drawer units with ample work tops over and inset sink and drainer. Integrated electric oven, ceramic hob and extractor fan over. Space for washing machine, under counter fridge and freezer. Opening to the dining/sitting area. Window to side and French doors leading to the garden. Radiators.

Bedroom 1

Double room with window to front. Radiator.

Cloakroom

WC and pedestal wash basin. Heated towel rail.

Bedroom 2

Double room with window to front. Radiator.

Bedroom 3

Window to rear. Radiator.

Bathroom

Modern suite with WC and I wash basin. 'P'

shaped shower bath and curved screen.

Window to front and heated towel rail.

Outside

Front Garden

The property is approached by a paved shared driveway which provides ample off road parking.

Rear Garden

The rear garden is enclosed by fencing surrounded by mature trees providing a sense of privacy and tranquillity. Laid mainly to lawn with a raised decking area and wooden veranda, perfect for outdoor entertaining and relaxation

Studio/Bar Area

Spacious fully detached studio currently being used as a games room with bar area. The studio has a number of versatile uses for the family and offers a great entertaining space for hosting guest's and friends alike. Power and light connected. Could be converted into an annexe (subject to planning)



THE STREET





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		70
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

EPC Rating: C Council Tax Band: C

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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