





WARREN CLOSE, BADWELL ASH,
IP31 3ER

OIEO £300,000
FREEHOLD

Step inside this versatile and modern home, offering generously proportioned accommodation throughout. The ground floor boasts a kitchen/breakfast room, ideal for family living, alongside a welcoming sitting and dining room which flows effortlessly into the sunroom, creating a wonderful sense of space. A convenient cloakroom completes the ground floor accommodation. Upstairs, the property offers well-proportioned bedrooms, including a master bedroom benefiting from its own en-suite. Outside, the property enjoys a private, low-maintenance garden, providing the perfect space to relax and unwind, with convenient access to the garage and driveway. Situated in a charming village the property enjoys the perfect balance of peaceful village living and convenient access to Bury St Edmunds. Badwell Ash offers a welcoming community, a range of local amenities and surrounding countryside. An early viewing is highly recommended to fully appreciate all that this property has to offer.

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• Spacious Sitting/Dining Room • Master Bedroom With En-Suite • Sunroom With Views Of The Garden • Air Source Heat Pump & Underfloor Heating • Garage & Driveway • Ground Floor Cloakroom • Enclosed Rear Garden • Close To Local Amenities • Viewing Is Highly Recommended • Step Inside Today With Our 360 Virtual Tour!





Entrance Hall
Welcoming entrance hall with stairs to the first floor. Understairs cupboard. Underfloor heating.

Cloakroom
WC and wash basin. Window to front. Underfloor heating.

Sitting/Dining Room
Spacious with French doors into the sunroom. Windows to rear and side. Underfloor heating.

Kitchen/Breakfast Room
With a range of wall and base cupboard and drawer units with ample worktops over, Inset sink and drainer. Built in eye level oven with induction hob and extractor hood over. Space for a full fridge freezer. Built in breakfast bar. Window to front and side. Storage cupboard housing the washing machine. Underfloor heating

Sunroom
French doors leading to the sitting room. French doors opening out to the rear garden. Tiled flooring with underfloor heating.

Landing
Loft access. Airing cupboard.

Bedroom 1
Double bedroom with built in double wardrobe. Window to rear. Radiator.

En-Suite
WC and pedestal wash basin. Shower cubicle. Feature tiled flooring. Skylight. Heated towel rail.

Bedroom 2
Double bedroom with built in wardrobe. Window to front. Radiator.

Bedroom 3
Window to front. Radiator.

Bathroom
WC and pedestal wash basin. Bath fully tiled with shower over and screen. Skylight. Heated towel rail.

Outside

Front Garden
Block paved pathway to the front door and side gated access. Driveway leads to the garage.

Rear Garden
Fully enclosed walled garden with established hedging and shrubs offering privacy. The remainder of the garden is laid to artificial grass with raised flower beds. Pedestrian door into the garage and gated side access the driveway.

Garage
Double doors. Personal door to the garden. Power connected.

Disclaimer
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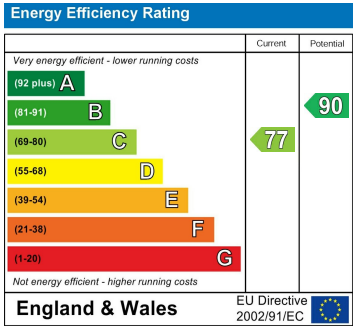












EPC Rating: C Council Tax Band: C

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