

Dovedale Close

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

FINE & COUNTRY

Dovedale Close

An excellent opportunity to purchase this lovely detached four bedroom house boasting generous accommodation and located in this sought after village. The house which includes a double garage and pleasant well stocked gardens, enjoys a tranquil setting within a small development of similar homes and viewings are recommended.















Step Inside

Tucked away within a small and exclusive development, this beautifully presented detached home offers generous, well-balanced accommodation and an immediate sense of space and comfort. Built approximately twenty years ago, the property has been thoughtfully maintained and enhanced, creating a home that is truly '*ready to move into'*.

The first impression is set by the deceptively spacious and welcoming entrance hall, from which the sense of proportion continues throughout. The elegant L-shaped sitting and dining room provides an ideal space for both everyday living and entertaining, featuring a charming fireplace with wood-burning stove and French doors that open directly onto the garden, allowing natural light to flood the room.

A separate snug or study offers flexibility for home working, quiet relaxation or a playroom, while the heart of the home lies within the recently extended and beautifully appointed kitchen and breakfast room. Fitted with high-quality shaker-style units, quartz work surfaces and a Rangemaster cooker, this space seamlessly blends practicality with style. The adjoining breakfast area, with its vaulted ceiling and Velux windows, creates a bright and airy space perfect for informal dining, overlooking the garden beyond. A useful utility room and ground floor cloakroom complete the ground floor accommodation.

Upstairs, the galleried landing leads to four well-proportioned bedrooms. The principal bedroom enjoys a triple aspect, fitted wardrobes and a stylish en suite shower room. A second bedroom also benefits from its own en suite facilities, making it ideal for guests or family members, while the remaining bedrooms are served by a well-appointed family bathroom.

Throughout the house, the accommodation is light, comfortable and thoughtfully laid out, offering a wonderful balance of space, functionality and warmth.













Step Outside

Approached via a shared private shingled driveway, the property enjoys a discreet and peaceful setting. A detached double garage provides excellent parking and storage, complemented by a generous driveway.

The front garden is attractively arranged with lawn, established hedging and a variety of mature shrubs and trees, offering both privacy and kerb appeal. To the rear, the delightful, enclosed garden enjoys a sunny aspect and is predominantly laid to lawn with well-stocked beds and borders. Paved seating areas provide perfect spots for outdoor dining or quiet relaxation.

A particularly special feature is the garden's direct adjacency to a lovely, wooded area, offering attractive views and a strong connection to the surrounding countryside, with access directly from the garden itself.





Location

The property is ideally positioned in the heart of **Badwell Ash**, one of Mid-Suffolk's most sought-after villages. This charming and historic village offers a range of local amenities including a general store and post office, a popular fish and chip shop, and the renowned **White Horse Inn** — a beautiful 16th-century coaching inn offering exceptional gastro-pub cuisine in a welcoming, characterful setting.

Badwell Ash also benefits from a village hall serving as a vibrant community hub, and the historic **St Mary's Church**, parts of which date back to the reign of Edward III. The nearby villages of Norton and Walsham le Willows provide additional everyday amenities, while regular bus services connect the village to surrounding towns.

For wider facilities, the cathedral town of **Bury St Edmunds** is within easy reach, offering excellent schooling, shopping, leisure and cultural attractions. The A14 trunk road is less than a ten-minute drive away, making this an ideal location for commuters seeking village life without compromise.



Ground Floor



Floor 1

Approximate total area[1]

1737 ft²

161.2 m²

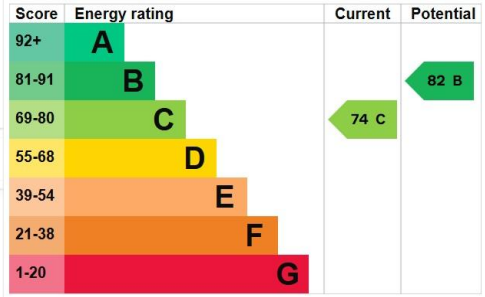
(1) Excluding balconies and terraces

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

GIRAFFE360

SERVICES

- Mains Electricity
- Mains Water
- Oil Central Heating
- Mains Drainage
- Council Tax Band- F
- EPC Rating - C



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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

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