



**The Meadows Mill Road, Badingham Woodbridge IP13 8FE**

## welcome to

### The Meadows Mill Road, Badingham Woodbridge

The Meadows is a stunning site of just 10 impressive properties, nestled within the highly desirable village of Badingham, Suffolk. This elevated corner, end property is an exquisite 5 year old four-bedroom detached house offers elegant charm and a harmonious blend of spacious family living.

#### **Storm Porch**

With door opening to:-

#### **Entrance Hall**

Composite front door with fitted matwell and oak engineered flooring with stairs to first floor. Understairs cupboard housing utilities.

#### **Cloakroom**

Part panelled walls, engineered oak flooring, hidden cistern low level w/c, pedestal wash hand basin with mixer tap and light above, recessed lighting and extractor fan with obscure double glazed window to side with fitted shutters.

#### **Study**

11' 3" x 6' 6" ( 3.43m x 1.98m ) Double glazed window to front aspect with fitted shutters. Engineered oak flooring, recessed lighting and multimedia points.

#### **Lounge**

17' 1" x 11' 3" ( 5.21m x 3.43m ) Dual aspect with engineered oak flooring, double glazed window to front aspect with shutters, open red brick working chimney with slate hearth and oak bressummer beam over, double glazed French rear door to garden flanked by windows to both sides and with fitted shutters. Multi-media points.

#### **Kitchen, Diner**

Irregular Shaped Room 28' 7" max x 14' 3" max ( 8.71m max x 4.34m ) A dual aspect room with bi-fold doors and bespoke shutters that open out to the rear terrace. Windows to side and rear also with bespoke shutters. Engineered oak flooring, matching range of fitted French Grey base and eye level units with adjoining Italian calcutta quartz worktops, backsplashes

incorporating a ceramic butler sink with ornate mixer tap over. Central kitchen island with Italian calcutta quartz and pan draw under. Integrated AEG appliances include high level double oven and grill with microwave above, 4 ring electric hob with extractor hood over, wine cooler, a 60/40 fridge/freezer and dishwasher. Utilities cupboard with space for washing machine and tumble dryer. Part panelled walls with recessed lighting throughout with media points.

#### **Stairs To First Floor**

Rising from entrance hall to first floor landing.

#### **Landing**

Recessed lighting, airing cupboard housing the pressurised water cylinder and central housing controls, radiator and carpet flooring.

#### **Master Bedroom**

12' 3" x 11' 2" ( 3.73m x 3.40m ) French doors with bespoke shutters to Juliette balcony with views over garden and fields, built in wardrobes with hanging rails and shelving, radiator and carpet flooring. Part panelled walls. Multimedia points. A door leads to:-

#### **En-Suite Bathroom**

Obscure double glazed window to front aspect with fitted shutters, stone tiled walls and flooring, recessed lighting, vanity basin with cupboard under and mixer taps and light over, hidden cistern low level w/c, built in double shower with glazed screen, mains fed drencher shower and separate hand held attachment, heated chrome towel rail and extractor fan.

#### **Bedroom 2**

11' 3" x 9' 7" ( 3.43m x 2.92m )





Part panelled walls. Double glazed windows to front aspect with bespoke fitted shutters, radiators, carpet flooring and multi media points. Hatch to boarded loft space.

### **Bedroom 3**

8' 4" x 12' 11" Max ( 2.54m x 3.94m Max )

Part panelled walls. Double glazed window to rear aspect with fitted shutters, radiator and carpet flooring and multimedia points.

### **Bedroom 4**

7' 6" x 7' 1" ( 2.29m x 2.16m )

Double glazed window to side aspect with Velux skylight to rear, radiator, carpet flooring and multimedia points.

### **Bathroom**

Velux skylight to front aspect. Panelled bath with ornate mixer tap over mains fed shower above with drencher over and hand held attachment. Stone tiled walls and flooring. Close coupled low level w/c, vanity wash hand basin with cupboard under mixer tap over and light above, extractor fan and chrome heated towel rail.

### **Garage**

20' 5" x 10' 4" ( 6.22m x 3.15m )

Power and light, boarded roof space for additional storage, barn doors and side door into rear garden.

### **Front Garden**

Professionally landscaped with gravelled driveway for ample vehicles, flower boarders and landscaped lawn.

### **Rear Garden**

Close boarded fence enclosed with gated access both sides, air source heat pump, paved terraces, lawn, flower boarders, raised decking, corner decking with hot tub, Summer House and pergola.

### **Summer House**

16' 6" x 11' 6" ( 5.03m x 3.51m )

Power, light and wifi/external ariel.

### **Services**

Mains Electricity

Mains Water

Mains Drainage

Air Source Heat Pump - with underfloor heating to ground floor and radiators to first floor.

### **Agents Note**

There is an annual fee of £120.00 for the maintenance of the common areas, paid bi-annually.



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## The Meadows Mill Road, Badingham Woodbridge

- No Onward Chain
- Luxury Detached House With Garage, Complete Privacy, Field Views
- 5 Years Remaining On NHBC
- Master Bedroom With En-Suite
- First Floor Family Bathroom & Ground Floor WC

Tenure: Freehold EPC Rating: B

Council Tax Band: E

offers over

**£595,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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