



2 Platinum Drive, Badwell Ash

In Excess of £525,000



THE
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2 Platinum Drive

Badwell Ash, Bury St. Edmunds

- Detached family home constructed in 2022
- Occupying a very pleasant village setting
- Hall, cloakroom, sitting room, family room
- Stylish fitted kitchen, dining area, utility
- Spacious landing, 4 good sized bedrooms
- 2 En suite shower rooms, family bathroom
- Air source pump heating, sealed unit glazing
- Generous gardens, large garage and parking

An attractively presented modern detached family home, built in 2022 and occupying a generous corner plot within the popular village of Badwell Ash.

Designed for modern family living, the property offers spacious, well-planned accommodation including a welcoming entrance hall, dual-aspect sitting room, separate family room, kitchen/dining room with French doors to the garden, utility room and useful storage.

Upstairs are four well-proportioned bedrooms, including both the principal and guest bedrooms with en suite shower rooms, together with a family bathroom. Further benefits include air source heating, sealed unit glazing and a well-insulated loft.

Outside, the property enjoys a large rear garden adjoining an enclosed nature area with pond, ample parking and a large garage with light, power and side access.



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Entrance Hall

Cloakroom

Sitting Room

21' 8" x 12' 0" (6.60m x 3.66m)

A fabulous dual aspect room with French doors to the garden

Family Room

11' 5" x 10' 2" (3.48m x 3.10m)

The family room, offers flexible accommodation ideal for modern family life, home working, a playroom or as a separate dining room.

Dining Area

10' 2" x 9' 6" (3.10m x 2.90m)

The dining/breakfast room has French doors leading out into the gardens.

Kitchen

11' 1" x 10' 2" (3.38m x 3.10m)

The kitchen is fitted with an extensive range of units and worktop surfaces together with a built-in oven, hob and dishwasher. There is a separate utility room with a further door to the outside and a useful cupboard housing the heating controls.

Utility

6' 11" x 5' 5" (2.11m x 1.65m)

Landing

The spacious landing area includes access to the particularly well-insulated loft space and to the four well-proportioned bedrooms.

Bedroom 1

13' 3" x 12' 2" (4.04m x 3.71m)

The principal bedroom benefits from an en-suite shower room

En Suite Shower



Bedroom 2

10' 10" x 10' 3" (3.30m x 3.12m)

Perfect a a guest room with its own en suite shower room

En Suite Shower

Bedroom 3

10' 11" x 10' 3" (3.33m x 3.12m)

Bedroom 4

12' 2" x 8' 0" (3.71m x 2.44m)

Outside

The property occupies a prominent corner plot position with a particularly generous plot for a modern home. The front gardens are set behind traditional wrought iron railing with planted hedging.

The rear gardens are set behind brick walling and include a large lawn, planted borders and a sizable patio. A driveway provides ample parking and gives access to the large garage which has light and power connected and a side courtesy door. The property borders a private nature area.

EPC Rating: C

Council Tax Band: E, - Mid Suffolk Council

Heating Type: Air Source Heat Pump Mains Water & Mains

Drainage

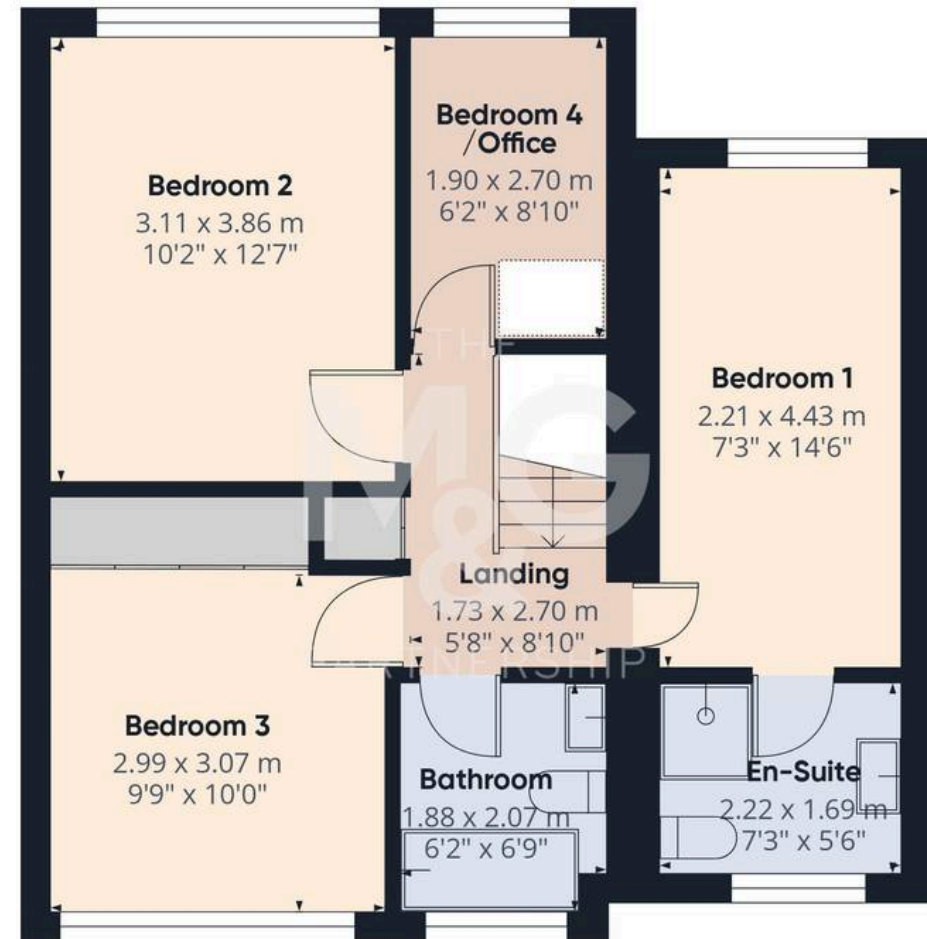
Annual estate charge of £557.00 (for the upkeep of the communal areas).

Broadband: Ofcom states Ultrafast broadband is available



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Floor 1



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