

THE
**Mortimer
& Gausden**
PARTNERSHIP



Alanna House, 2 Platinum Drive,
Badwell Ash, Suffolk, IP31 3GQ

Offers In Excess Of
£525,000

THE
PARTNERSHIP

*Enjoy village life at its very best
in this attractively presented
detached family home*

This spacious and well-appointed modern detached family home occupies a pleasant position within the popular and picturesque village of Badwell Ash.

Built in 2022, this superb detached house provides spacious and well-planned accommodation, ideal for modern family living. Occupying a particularly generous plot for a modern home, the property enjoys an excellent position adjoining an enclosed nature area with pond.

The accommodation includes a spacious sitting room, a separate family room and a superb kitchen with dining area, making the property perfectly suited to both everyday family life and entertaining. Upstairs are four well-proportioned bedrooms, including two with en-suite shower rooms, together with a family bathroom.

Further benefits include air source heating, sealed unit glazing, a large garage and ample parking. Combining space, efficiency and an excellent village setting, this impressive home is highly recommended for early internal viewing.

- 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



The property, which was built in 2022, benefits from air source heating and sealed unit glazing and, in more detail, comprises:

On the ground floor:

A welcoming entrance hall leads into a spacious dual aspect sitting room, providing an excellent space for relaxing and entertaining. In addition, there is a separate family room, offering flexible accommodation ideal for modern family life, home working, a playroom or as a separate dining room.

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

On the first floor:

The spacious landing area includes access to the particularly well-insulated loft space and to the four well-proportioned bedrooms. The principal bedroom benefits from an en-suite shower room, whilst the guest bedroom also enjoys the advantage of its own en-suite facilities. In addition, there is a family bathroom serving the remaining bedrooms.

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.

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).

What3words ///limits.pastels.roosts

Broadband: Ofcom states Ultrafast broadband is available



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