



The Paddocks

Badwell Ash

Guide Price £350,000

LACY SCOTT
& KNIGHT

est. 1869

2 The Paddocks

Badwell Ash | Bury St. Edmunds | IP31 3LW

Bury St. Edmunds 13 miles, Stowmarket 10.5 miles

A well presented detached single storey home in the popular village of Badwell Ash.

Entrance Hall | Sitting Room | Kitchen/Dining Room | Two Bedrooms | Family Bathroom | En-suite cloakroom to the Principal Bedroom | Garage | Ample Parking | Gardens front and rear

2 The Paddocks

Lacy Scott & Knight are pleased to offer this beautifully presented, detached single storey home set on a small cul de sac, close to the village centre of Badwell Ash and on a good sized plot.

The sitting room has doors out to the garden as well as a working fireplace. The kitchen/dining room is light and airy and has a range of wall and base units, hob and oven, space for fridge freezer, washing machine and dishwasher. The family bathroom is fully tiled with ample built in storage, a separate shower cubicle, WC, wash hand basin and bath.

There is an en-suite cloakroom to the principal bedroom and a second bedroom, which is currently being used as a study.



Outside

The property benefits from a corner plot position and has a generous lawn with shrub and flowerbeds to the front with a block paved driveway providing ample off road parking for at least three cars. There is single garage with power and light connected. The side gate gives access to the good sized rear garden which has been beautifully maintained by the present vendors. It is in the main, laid to lawn with a patio, block paved pathway leading around the garden, trellis archway, an abundance of flower and shrubs, trees and a garden shed. There is also a substantial second shed which could be used for a variety of uses.

2 The Paddocks is situated on a small development in the popular village of Badwell Ash, located between the market towns of Bury St Edmunds and Stowmarket which has a main line link to London.

There is a village store, a public house as well as a fish and chip takeaway. The nearby village of Walsham le Willows has a butcher's shop, builders' and garden products merchant and two village pubs. There is also a Primary School.

The historic market town of Bury St Edmunds is home to a Cathedral as well as the impressive abbey ruins and adjoining gardens.

It has the historic Theatre Royal which is a wonderful example of a regency playhouse. The town offers a large amount of recreational and shopping amenities and has the Arc Shopping Centre. The Apex, an award-winning venue, hosts many music and comedy acts throughout the year.

Services

Mains electricity, water and drainage. Heating is via calor gas.

Local Authority

Mid Suffolk District Council. Council Tax Band D.

Method of Sale

2 The Paddocks is offered for sale by private treaty.

Directions

Proceed out of Bury St Edmunds along the A143 Diss Road. At the Ixworth roundabout, turn right towards Stowlangtoft. On approaching the village, turn left towards Hunston and Bidwell Ash. Continue into Badwell Ash and then turn right past the church into Richer Road, left into Orchard Way and right into The Paddocks.



Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the Agents, and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property, and any error or misstatement shall not annul the letting, nor entitle either party to compensation. The plans are for the purpose of identification only. In the event of any discrepancy between the plans and schedule of areas, the schedule of areas shall prevail.

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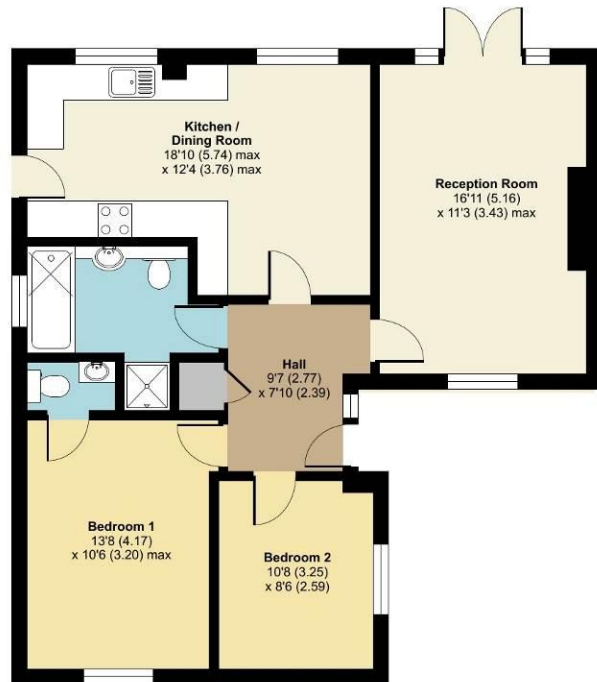
Lacy Scott & Knight for themselves and as Agents for the Seller of the property give notice that:-

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The Paddocks, Badwell Ash, Bury St. Edmunds, IP31

Approximate Area = 817 sq ft / 75.9 sq m

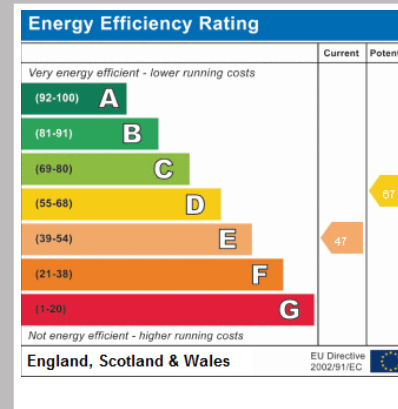
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GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2022. Produced for Lacy Scott & Knight. REF: 816192



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