

## Summary

**GUIDE PRICE 475,000 - £485,000** - A beautifully presented four bedroom detached bungalow in the popular village of Badwell Ash. The property is in immaculate condition and has been well kept by the current owners. The property features a spacious lounge/diner, kitchen leading to utility room, en suite, walk-in wardrobe, family bathroom, garage and ample parking.

## Description

### Approximate Room Sizes

**ENTRANCE HALL** Double glazed door to the front, Laminate flooring, loft access, storage cupboard. Doors to lounge, kitchen, bathroom, study and three of the bedrooms.

**LOUNGE/DINER** 25' 08" x 13' 08" (7.82m x 4.17m) Dining area with laminate flooring stepping down to the living area with windows to front and side aspect, open brick fireplace with inset wood burner, radiator, television and TV point. Door to bedroom and double doors leading to the kitchen.

**KITCHEN** 13' 08" x 10' 11" (4.17m x 3.33m) Modern fitted kitchen with sink and drainer unit with mixer tap incorporated, a range of fitted base and wall units with roll top work surface and part tiled walls. Built in electric oven, inset gas hob and extractor hood over. fitted wine cooler, plumbing for

dishwasher and space for fridge freezer. Laminate flooring, window to rear and door leading to utility room.

**UTILITY ROOM** 5' 10" x 4' 07" (1.78m x 1.4m) Fitted base and wall units with roll top work surface and part tiled walls. With plumbing for washing machine and door leading to the rear garden.

**MASTER BEDROOM** 11' 11" x 9' 09" (3.63m x 2.97m) Window to front, radiator, TV point, laminate flooring and built in wardrobes.

**BEDROOM 2** 12' 10" x 7' 11" (3.91m x 2.41m) Window to rear, radiator, TV point, laminate flooring with door to the dressing room.

**DRESSING ROOM** 8' 09" x 7' 01" (2.67m x 2.16m) Window to rear, radiator, laminate flooring.

**BEDROOM 3** 12' 10" x 9' 11" (3.91m x 3.02m) Window to front, laminate flooring, TV point, radiator.

**ENSUITE** With suite comprising; shower enclosure with fitted shower, W.C and washbasin. There is a window to side.

**BEDROOM 4** 11' 08" x 8' 00" (3.56m x 2.44m) Window to front, radiator, TV point, and laminate flooring.

**STUDY** 6' 11" x 5' 02" (2.11m x 1.57m) Window to rear aspect.

**BATHROOM** Comprising panel bath with shower attachment, wash hand basin set into vanity unit, part tiled walls. Radiator, window to rear aspect.

**OUTSIDE** The property is accessed via a driveway providing parking for several vehicles, which in turn leads to the **GARAGE** with up and over door, power and light connected. The remainder of the front garden is laid to lawn with trees and shrubs and is enclosed by wooden fencing with side access.

The **LANDSCAPED** rear garden commences with a paved patio area. There are two further sections to the garden, the first is laid to lawn with mature shrubs and bushes border. The second section is raised with a white gravel path leading to a garden shed boarded by mature plants scrubs and bushes. This is all enclosed by fencing and mature bushes.

## Additional Information

Local Authority – West Suffolk Council  
Council Tax Band – D  
Tenure – Freehold  
Post Code – IP31 3DW

Viewings by appointment  
Bychoice Estate Agents  
Tel: 01284 769598



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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If you would like to speak to one of our mortgage advisors call now – 01284 769598



Your home may be repossessed if you do not keep up repayments on your mortgage.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92+) <b>A</b>	<b>92</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
<b>62</b>	

### Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Back Lane | Badwell Ash | IP31 3DW

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- Popular Village Location
- Detached Four Bedroom Bungalow
- En-Suite
- Garage and Ample Parking
- Large Open Planned Living and Dining Room