

*A stunning, recently completed, two bedroom semi-detached house, built to exacting standards, on the edge of the popular village of Badingham, within the well regarded development, The Meadows*

Guide Price  
£240,000 Freehold  
Ref: P6185/3/B  
Plot 3 The Meadows  
Mill Road  
Badingham  
Woodbridge  
Suffolk IP13 8LD



Entrance hall, sitting room, kitchen/dining room and downstairs cloakroom.

Two double bedrooms and family bathroom.

Two allocated parking spaces.

Enclosed rear garden.

Timber garden shed.

Contact Us



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JACK PROPERTIES

## **Location**

Badingham benefits from a well regarded village pub, The White Horse, a well supported church and a village hall, which is home to Badingham Playschool. Within 3 miles is the market town of Framlingham, which offers an excellent range of facilities including public houses, restaurants, a Co-operative supermarket, a dentist and medical practice. The town also benefits from well-respected schools in both the state and private sector. It is understood that The Meadows is in catchment for Dennington CEVCP School and Thomas Mills High School in Framlingham. From the A1120 there is easy access to the Heritage Coast with its delightful villages and towns such as Aldeburgh, Thorpeness, Dunwich and Southwold. Ipswich is approximately 19 miles away and here there are more comprehensive facilities and direct train services to London's Liverpool Street station.

## **Description**

The Meadows is a stunning site of just ten impressive 2, 3 and 4 bedroom properties which have been finished to the highest of standards. Plot 3 has light and spacious accommodation comprising an entrance hall, dual-aspect sitting room, open plan kitchen/dining room with bi-fold doors that lead to the rear terrace, and downstairs cloakroom. On the first floor are two double bedrooms and a family bathroom. The property comes with a high quality fitted kitchen and integrated appliances, including an AEG ceramic hob and electric oven, dishwasher and fridge freezer. To the rear is a garden enclosed by close boarded fencing with a paved terrace. Heating is supplied to the radiators on the first floor and underfloor heating on the ground floor via an air source heat pump. There is double-glazing throughout, as well as engineered oak flooring and the ability to connect super-fast fibre broadband to the premises. The property benefits from two allocated parking spaces.

## **Help to Buy**

The government's Help To Buy Scheme lends you up to 20% of the cost of your newly built home, so that you will only need a 5% cash deposit and 75% mortgage to make up the rest. All types of buyers could benefit from the government-backed Help To Buy Equity Scheme, whether you are an existing homeowner or a first time buyer. The loan is paid back either at the end of the mortgage term or when the property is sold. You may be eligible if a) the purchase price is less than £600,000; b) you have no interest in any other properties abroad or in the UK, or will not have on completion; and c) you have a deposit of 5% or more. All loans are subject to availability and status and require a financial assessment in accordance with the Homes and Communities Agency guidelines.

## **Reservation**

A reservation deposit of £1,000 will be required. For further conditions on the reservation agreement please speak to the selling agent.

## **The Accommodation**

### **Ground Floor**

A front door opens to the

#### *Entrance Hall*

Stairs rise to the first floor landing. Understairs storage cupboard. Recessed lighting. Double doors open up to the

#### *Sitting Room*

A double aspect room with two windows to front and window to side. Part panelled wall with television and multimedia points.



An opening from the entrance hall leads through to the

*Kitchen/Dining Room*

Picture window to side with top light. Bi-fold doors opening out to the rear terrace. The kitchen has a matching range of fitted wall and base units with oak worktops incorporating a Butler sink with mixer tap over. Integrated fridge freezer, dishwasher and washing machine. AEG electric hob with oven under and extractor hood over. Part panelled walls and recessed lighting.





*Downstairs Cloakroom*

Window to side with obscured glazing. Part panelled walls. Hidden cistern WC and pedestal hand wash basin with mixer tap over and tiled splashbacks. Recessed lighting and extractor fan.

Stairs in the entrance hall rise to the

## First Floor

### *Landing*

Wall-mounted lighting and radiator. **Airing cupboard** housing the pressurised water cylinder and central heating controls. A door leads to the

### *Master Bedroom*

A large double room with two windows to the front. Panelled wall with multimedia points. Hatch to loft space. Radiator.



### *Bedroom Two*

A further double room with window to rear overlooking the neighbouring farmland and meadow. Radiator.

### *Family Bathroom*

Window to side with obscured glazing. Partially tiled walls and flooring. Pedestal hand wash basin with mixer tap over and tiled splashback. Close coupled WC. Panelled bath with ornate mixer tap over and shower attachment. Fully glazed double shower cubicle with mains-fed drencher shower over and hand-held shower attachment.

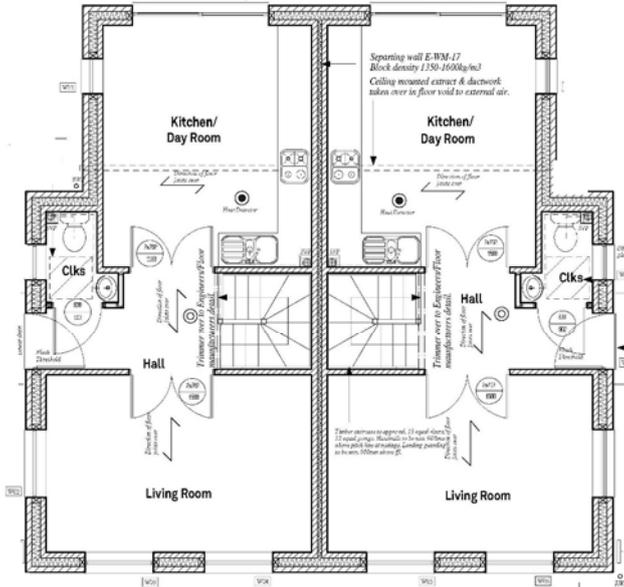


## Outside

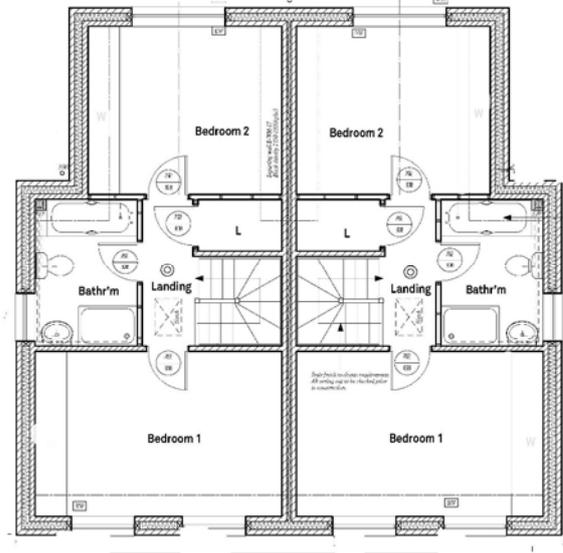
The garden lies to the rear and is mainly laid to lawn with close boarded fencing and a paved terrace abutting the property. Timber garden shed. A gateway to the side opens to a pathway leading to the front door of the dwelling and two allocated parking spaces.



## Floor Plan of Plots 3 and 4 (Indicative Only)



Ground Floor



First Floor

*Viewing* Strictly by appointment with the agent.

*Services* Mains water, drainage and electricity.

*Council Tax* To be assessed.

*EPC Rating* To be assessed.

*Local Authority* East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 01394 383789.

### NOTE

1. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn. No warranty can be given for any of the services or equipment at the property and no tests have been carried out to ensure that heating, electrical or plumbing systems and equipment are fully operational. Any distances, room aspects and measurements which are given are approximate only. No guarantee can be given that any planning permissions or building regulations have been applied for or approved.

2. Under Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we, as Estate Agents, are required to obtain identification from buyers in the form of the photo page of their passport or a photo driving licence. The document must be in date. In addition, we need proof of address in the form of a utility bill with the name and address of the buyer. This must not be more than three months old. We are also under obligation to check where the purchase funds are coming from.

June 2020



## Directions

Leaving Framlingham via Badingham Road pass Shawsgate Vineyard on the left hand side. Continue for approximately 2 miles and at the junction with the A1120 turn right. On entering the village of Badingham turn left before the White Horse Public House onto Low Road. Take the next turning right onto Mill Road. Continue on Mill Road and The Meadows will be found on your left hand side, identified by a Clarke and Simpson 'For Sale' board.



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