



**SPACIOUS MODERN FAMILY HOME WITH DOUBLE GARAGE SET IN 0.35 OF AN ACRE**

Chestnut House, The Street, Badwell Ash, Bury St Edmunds, IP31 3DG

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**Bedfords**

ESTABLISHED 1966

# Chestnut House

## The Street

### Badwell Ash

### Bury St Edmunds

### Suffolk IP31 3DG

- *Stowmarket Train Station 10.7 miles*
- *Bury St Edmunds 14 miles*
- *Cambridge 38.5 miles*
- *Stansted Airport 63 miles*

ENTRANCE HALL | CLOAKROOM | SITTING ROOM | DINING ROOM | KITCHEN/BREAKFAST ROOM | UTILITY | PRINCIPAL BEDROOM WITH EN SUITE SHOWER | BEDROOM 2 WITH EN SUITE SHOWER | 2 FURTHER BEDROOMS | FAMILY BATHROOM | DOUBLE GARAGE | LOG STORE

Badwell Ash is an attractive mid Suffolk village with local amenities including public house, fish and chip shop and general store/post office. The A14 dual carriageway to the south provides access to Stowmarket, the historic market town of Bury St Edmunds and Ipswich. Cambridge, East Coast Ports, The Midlands and London are accessible via the M11.

This modern home which was completed in 2021, offers around 2000 square feet of accommodation, built to a high specification in a large plot of around 0.35 of an acre, following the demolition of the former primary school.

The accommodation is to a high specification, with air source heating, double-glazed windows, ample parking and double garage. Viewing is highly recommended to appreciate both the property and the setting.

Covered entrance porch leads in to light and airy central hall with a cloakroom, under stairs cupboard and a useful large hall storage cupboard.

The double-aspect sitting room is to the left, approached through a pair of glazed doors with a walk-in bay to the front and French doors leading out to the garden. There is a feature inset fireplace, with a wood-burning stove, on a slate hearth with a wooden mantel above. The front dining room is also wired for the use as a snug/cinema room.

To the rear of the property is a large well-appointed modern living kitchen, fitted with a bespoke painted Shaker-style range of units with marble worktops. Incorporated within the kitchen is a double-oven, fridge-freezer, induction hob with hood above, dishwasher and a wine fridge within the matching breakfast island unit.

## SPACIOUS MODERN FAMILY HOME WITH DOUBLE GARAGE, SET IN 0.35 OF AN ACRE.

**Guide: £749,995 freehold**



The garden can also be accessed from a pair of French doors, with adjacent utility having the same range of Shaker-style, units with an additional sink and space and plumbing for both washing machine and tumble dryer, door to the rear, and access to separate plant room.

Upstairs from the central landing, with its large built-in storage/wardrobe cupboard, is a large vaulted principal bedroom with a bespoke range of fitted wardrobes and storage provisions, with its own en suite shower, with WC, pedestal basin, separate shower cubicle with appropriate tiling.

The second guest bedroom, also with the equally a well-equipped shower room, overlooks the rear garden, two further bedrooms which enjoy the use of the large family bathroom, with both shower and bath facilities.

The property sits well back from the road, behind what was the original school boundary fence, with a block paved path to the front door, with the rest predominantly laid to lawn, with vehicular access approached around the side of the property to the rear, where through a set of gates there is gravelled parking court for multiple vehicles and turning in front of the detached double garage, with separate bin and log storage. The remainder of the garden is separated from the drive by a range of raised planters, and is predominantly laid to lawn, with a terrace across the rear of the property. In addition to which, behind the garage is an additional large area of garden, which lends itself for multiple use, as either a separate kitchen garden, or storage for caravan or motor home with its own gated access from the drive.

#### GENERAL INFORMATION

- Mains water, electricity, drainage, with air source heating system.
- Superfast broad band available
- Mobile signal available
- Council tax F - £3,029.00 per annum – Mid-Suffolk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>97</b>
(81-91) <b>B</b>	<b>90</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

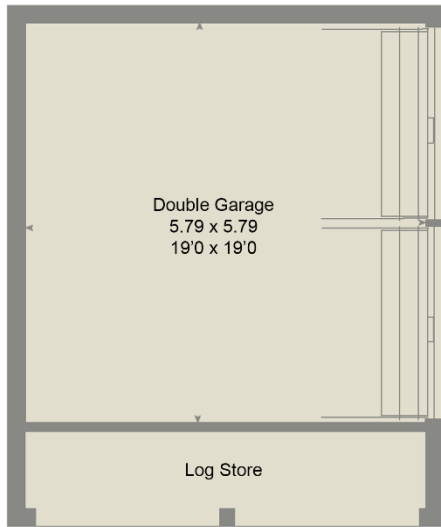
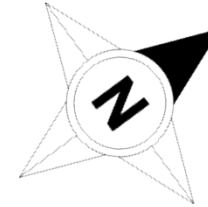


Approximate Gross Internal Area = 192 m<sup>2</sup> / 2067 ft<sup>2</sup>

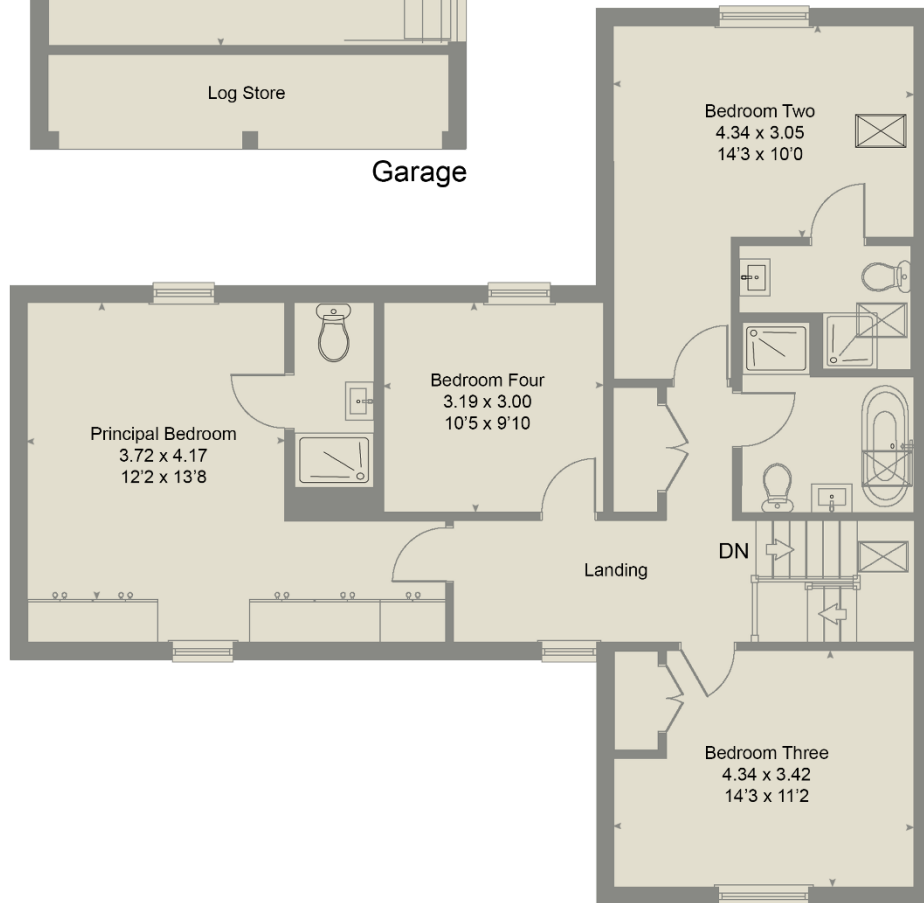
Garage = 41 m<sup>2</sup> / 441 ft<sup>2</sup>

Total = 233 m<sup>2</sup> / 2508 ft<sup>2</sup>

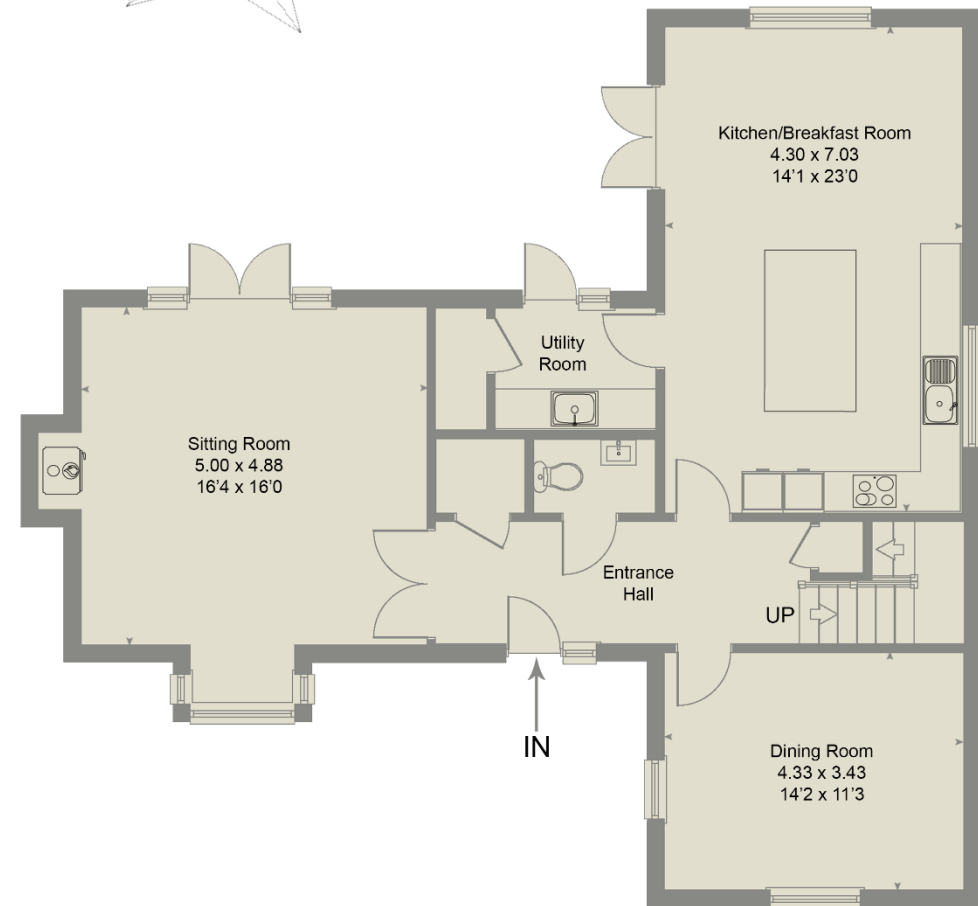
For identification purposes only - Not to scale



Garage

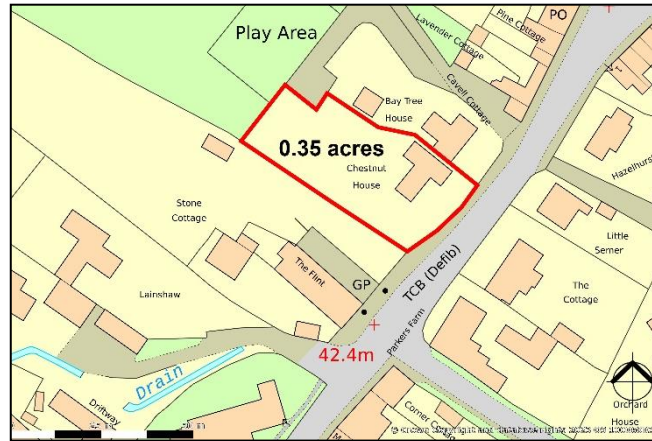


First Floor



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows, door openings and all measurements are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. Produced on behalf of Bedfords Estate Agents © 2023





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