

DRAFT DETAILS
1 ASH MEAD, BADWELL ASH
BURY ST. EDMUNDS
IP31 3DX

OPEN HOUSE (C & T) present: An established modern detached bungalow, in small cul-de-sac of 5, convenient for the centre of this popular NE village. Hall, Lounge, Dining Room, Conservatory, Kitchen, 3 Bedrooms - 1 En-Suite, Bathroom, Attractive Front & Approx W-Facing Rear Garden, Garage, Generous Parking, **NO CHAIN, VIEW ASAP.**



2211

New Price Guide £410,000

HALL, GENEROUS TWIN-ASPECT LOUNGE, DINING ROOM, CONSERVATORY, KITCHEN, 3 BEDROOMS - 1 EN-SUITE, BATHROOM, FRONT & ATTRACTIVE REAR GARDEN WITH APPROX WESTERLY ASPECT, GARAGE, AMPLE PARKING, OIL FIRED RADIATOR HEATING, UPVC DOUBLE GLAZING & ROOFLINE, POPULAR VILLAGE WITH LOCAL AMENITIES, NO CHAIN, EARLY VIEWING ADVISED.

VIEWING: Strictly by appointment with Coakley & Theaker.

BURY ST. EDMUNDS
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DIRECTIONS : From Bury St Edmunds proceed out along the A143 towards Diss. Pass through the village of Great Barton and on reaching Ixworth, turn right at the roundabout onto the A1088 towards Norton. Turn left signposted to Stowlangtoft and Walsham-Le-Willows. Continue along through Stowlangtoft and Hunston, and on reaching Badwell Ash, proceed into the village. Opposite the Post Office/Store, turn right into Back Lane, and then turn left into Willow Close. Continue to the end, where it leads into Ash Mead, and the property is on the left.

HALL : Approached via a hardwood part glazed front door. Built-in cloaks cupboard, built-in airing cupboard housing hot water tank, loft access, radiator.

LOUNGE : 5.59m (18'4") x 4.17m (13'8") inc to 4.37m (14'4") A light and airy twin-aspect room. The focal point being a brick fireplace with inset electric fire and tiled hearth, TV point, telephone point, two radiators, UPVC bay window to front, UPVC window to side.

DINING ROOM : 3.56m (11'8") x 2.44m (8'0") Radiator, glazed panelled double doors to:

CONSERVATORY : 3.00m (9'10") x 2.77m (9'1") Tiled floor, radiator, UPVC windows to sides and rear.

KITCHEN : 3.99m (13'1") x 2.41m (7'11") Range of base and wall mounted units, work surfaces, tiled splashbacks, inset 1 1/2 bowl sink unit with 'Swan-neck' style mixer tap, inset electric hob with cooker hood over, built-in electric oven/grill, glazed display cabinets, space for fridge/freezer, plumbing for washing machine, consumer unit, radiator, UPVC window to side, UPVC part glazed door to side.

BEDROOM 1 : 3.48m (11'5") to wardrobe fronts x 3.15m (10'4") Two fitted double wardrobes, radiator, UPVC window to rear. Access through part glazed double doors within wardrobe block to:

EN-SUITE : Suite comprising tiled shower enclosure with shower controls, wc, wash basin with storage cupboard under, tiled splashbacks, radiator, UPVC frosted window to side.

BEDROOM 2 : 2.92m (9'7") x 2.44m (8'0") Radiator, UPVC window to front.

BEDROOM 3 : 2.90m (9'6") x 1.96m (6'5") Telephone point, radiator, UPVC window to front.

BATHROOM : 2.03m (6'8") x 1.78m (5'10") + shower recess Suite comprising panelled bath, tiled shower enclosure with shower controls, wc, pedestal wash basin, shaver point, radiator, UPVC frosted window to rear.

OUTSIDE : To the front of the property, the garden is open-plan, being laid mainly to lawn with herbaceous bed and borders. A driveway and turning area provides vehicular standing for up to three cars, and leads to a **DETACHED GARAGE 5.69m (18'8") x 2.95m (9'8")**, with up and over style door, eaves storage, power and light connected and personal door to the side. A gate at either side of the property provides access, where there is a **TIMBER SHED**, external oil boiler and outside water tap. This leads to the attractive rear garden, which has an approximate **WESTERLY ASPECT**, and offers a good level of privacy, being enclosed by fencing. It is laid principally to lawn with borders, herbaceous beds, paved patio area, pathways and

oil tank.

NOTE: The vendor has informed us that mains water, electricity and drainage are connected. The council tax band is understood to be Band D.

BURY ST EDMUNDS & AREA : Sitting amidst beautiful countryside, Bury St Edmunds is an historic town and the second largest in Suffolk. Surrounded by many picturesque villages, some of which offer good local amenities, it offers a wide range of cultural, educational and recreational facilities.

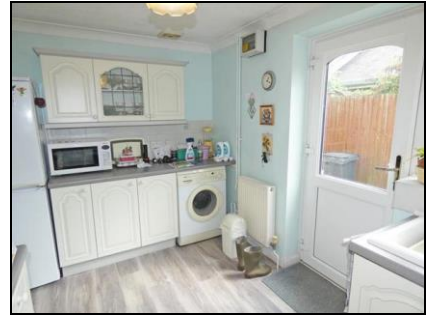
Features of particular note include St Edmundsbury Cathedral with its Millennium Tower, the famous Abbey Gardens with the original ruins and The Georgian Theatre Royal, which has recently been the subject of a restoration programme and The Apex, a live performance venue for concerts, comedy and dance, together with a contemporary art gallery. In addition, there are two cinemas, one of which is a multi-screen complex and a sports centre.

Bury St Edmunds and the surrounding villages boast excellent schools and further education is catered for at the West Suffolk College.

The town benefits from extremely good shopping facilities with a twice weekly market and a wide range of independent traders, national chains, five supermarkets and the arc shopping centre, opened in 2009. In addition, there are many pubs and restaurants which cater for a variety of tastes.

The A14 dual carriageway heading west from Bury St Edmunds provides easy access to Newmarket, Cambridge, the Midlands, Stansted Airport and London, via the M11. Stowmarket and Ipswich, both with direct rail links to London's Liverpool Street, the East Coast and the A12 are all readily accessed by heading east.

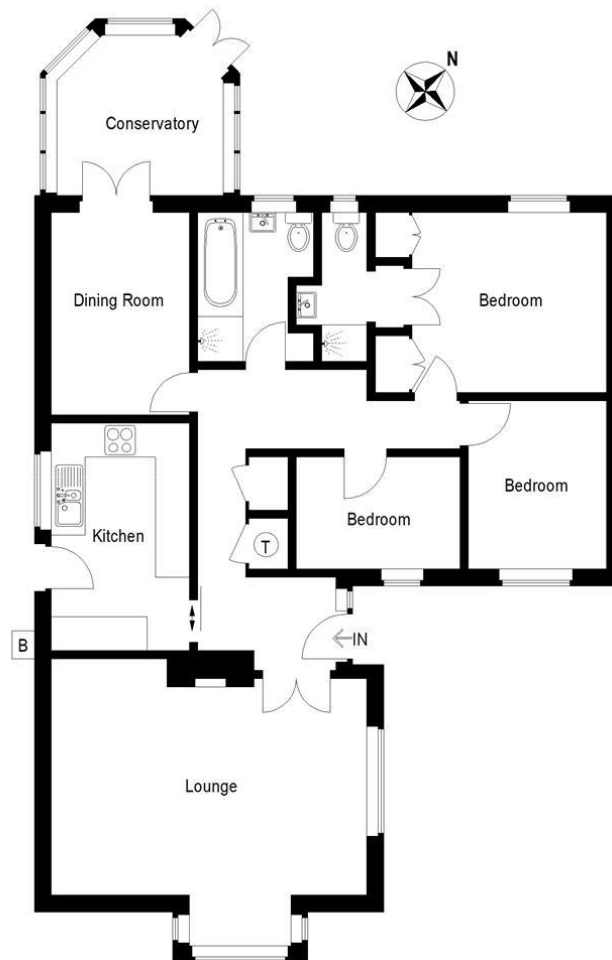






1 Ash Mead, Badwell Ash, IP31 3DX

Approximate Gross Internal Area = 104.6 sq m / 1126 sq ft



This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Windows & door openings 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

Energy performance certificate (EPC)

1 Ash Mead
Bardwell Ash
BURY ST. EDMUNDS
IP3 3DX

Energy rating

D

Valid until: 8 July 2032

Certificate number: 8800-4115-0522-4100-3323

Property type

Detached bungalow

Total floor area

90 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
82+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Consumer Protection from Unfair Trading Regulations 2008 (CPRs) These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

General Data Protection Regulations (GDPR) Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.