



THE
M&G

Beechways, Austin Close, The Street, Badwell Ash

Guide Price £385,000

THE
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PARTNERSHIP



Beechways The Street

Badwell Ash, Bury St. Edmunds

- Exceptionally spacious detached bungalow
- Occupying a superb non estate village setting
- Hall, cloakroom, large dual aspect sitting room
- Fitted kitchen/breakfast room, utility
- 4 Double bedrooms, bathroom and en suite
- uPVC sealed unit glazing, oil fired central heating
- Large gardens and various storage outbuildings
- No upward chain - early viewing advised

This individually designed detached bungalow offers an exceptional range of spacious and versatile accommodation, occupying a tucked-away, non-estate position within easy reach of the village centre.

Well maintained over the years, the property now offers an excellent opportunity for some updating, providing a superb blank canvas for buyers looking to create a home to their own taste. The generous accommodation includes a particularly large living room, an equally impressive kitchen/dining room, four double bedrooms, bathroom, cloakroom and an en-suite shower room.

Ideal for anyone seeking substantial single-storey living, the property combines space, individuality and excellent potential in a thriving village setting. Further benefits include a private position and **NO UPWARD CHAIN**.



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Entrance Hall

The entrance hall gives access to all rooms and includes 2 useful cupboards

Cloakroom

Living Room

16' 2" x 15' 11" (4.92m x 4.84m)

An exceptionally spacious room, filled with natural light, with a central fireplace.

Kitchen/Breakfast Room

16' 0" x 13' 11" (4.87m x 4.24m)

Another very spacious dual aspect room with a comprehensive range of fitted units and worktop surfaces. There is an integrated oven, hob, hood, dishwasher and fridge. French doors lead out into the gardens and there is ample space for a large dining table. A cupboard houses an oil fired boiler serving the central heating.

Utility Room

5' 11" x 5' 3" (1.80m x 1.59m)

With appliance space and a door to the outside.

Bedroom 1

13' 9" x 9' 10" (4.18m x 3.00m)

A large dual aspect bedroom including a dressing area with fitted wardrobes and a small en-suite shower room

En Suite Shower

Bedroom 2

10' 9" x 9' 11" (3.28m x 3.01m)

A double bedroom with built-in wardrobe



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Bedroom 3

10' 1" x 9' 11" (3.08m x 3.02m)

A double bedroom with built-in mirrored wardrobes

Bedroom 4

9' 11" x 7' 10" (3.02m x 2.40m)

A smaller double room or generous single overlooking the rear.

Bathroom

9' 6" x 7' 10" (2.89m x 2.39m)

With a coloured suite including, bath, separate shower, toilet, bidet and wash hand basin.

Outside

The property occupies a tucked away position approached over a shared private driveway. The private driveway is owned by Beechways with neighbouring properties having rights of access.

The fence enclosed gardens are of a very good size and are predominately laid to lawn, with a large driveway providing parking for a number of cars. To the side and rear of the bungalow are a variety of useful outbuildings.

Energy Performance Rating - F

Services: Mains water, electricity and drainage. Oil heating.

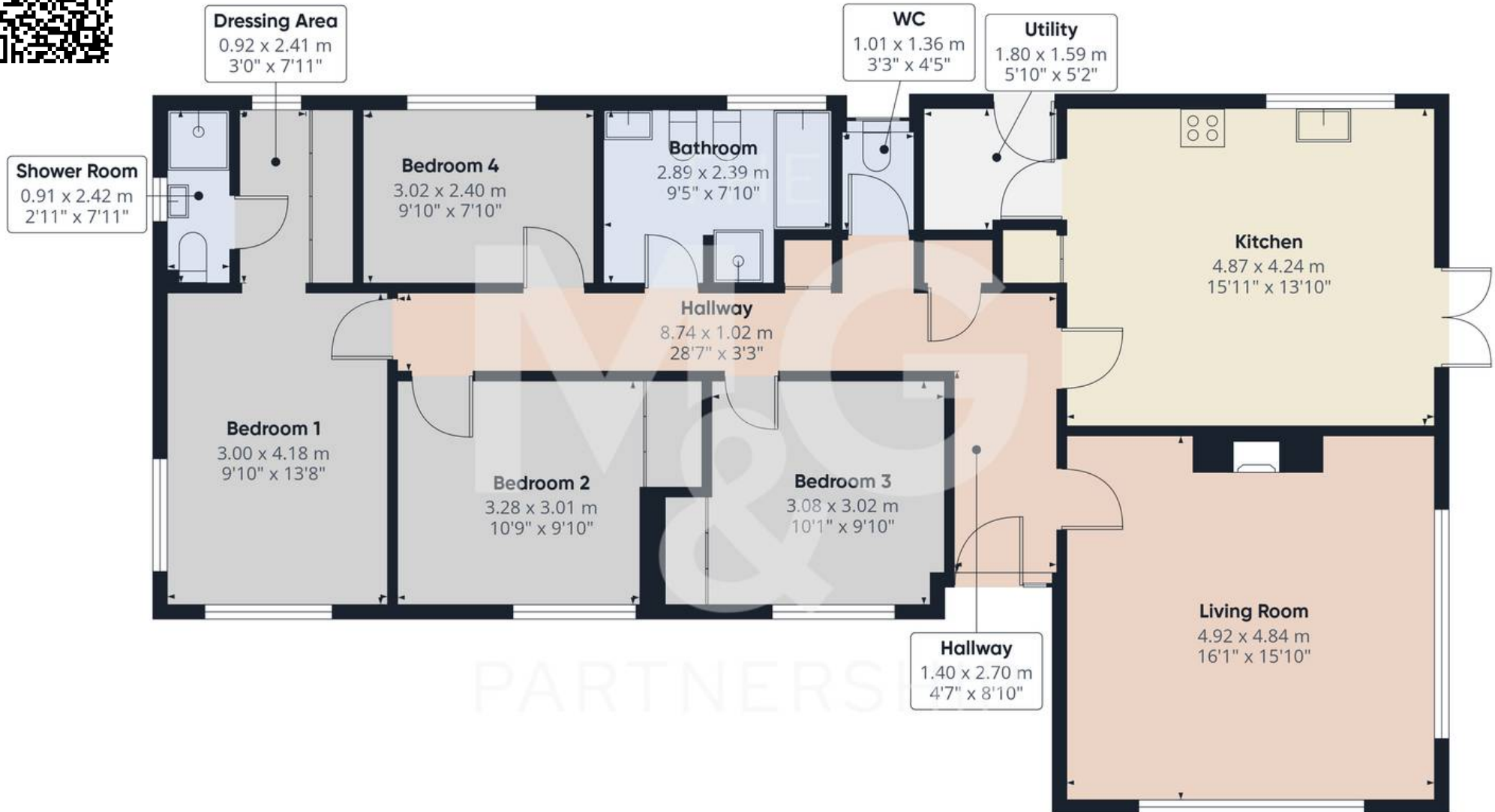
Council Tax - Band D - Mld Suffolk

Broadband - Ofcom sates Superfast is available. Mobile: Ofcom states all providers are likely.



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