

oakheart

£325,000

Offers In Excess Of
Ladywood Drive, Badwell Ash



A beautifully presented three-bedroom link-detached home, built circa 2023 by Denbury Homes, ideally positioned within the peaceful village of Badwell Ash. Combining contemporary living with a tranquil rural setting, this attractive property is perfectly suited to modern family life or those seeking a stylish and low-maintenance home. Overlooking a green to the front, the property enjoys an open aspect that creates a lovely sense of space and light.

Upon entering, the welcoming entrance hall provides access to a useful cloakroom and leads through to the spacious living room. Bright and airy, the living room benefits from French doors which open into the impressive kitchen/diner, creating a superb flow between the principal living spaces. The

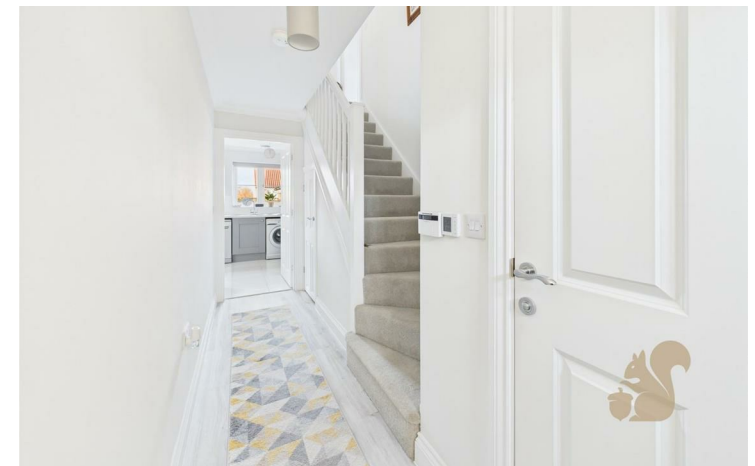
contemporary kitchen/diner with shaker style units provides an ideal setting for everyday family life and entertaining alike. The abundance of natural light further enhances the feeling of space throughout the ground floor.

To the first floor are three family bedrooms, offering comfortable and versatile accommodation. The principal bedroom benefits from built in wardrobes, plus a modern en-suite shower room, while the remaining bedrooms are served by a stylish family bathroom. Each room provides a peaceful retreat, with the flexible layout lending itself equally well to family living, guest accommodation or home working.

Outside, the property continues to impress. The recently landscaped rear garden features a substantial patio area, providing an excellent space for al fresco dining, entertaining or simply relaxing outdoors. Side access gates to both sides of the property add practicality and ease of access.

The property further benefits from off road parking for two vehicles with the driveway leading to a generous garage, offering excellent storage and secure parking.

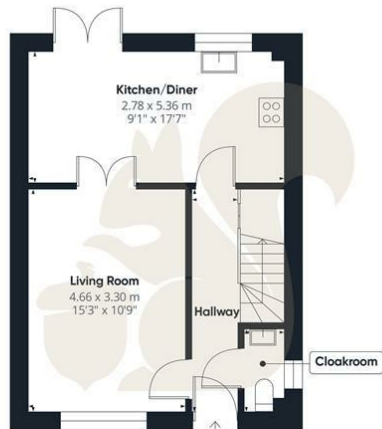
In our opinion, an internal viewing is essential to fully appreciate the quality, presentation and versatile accommodation on offer.











Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area⁽¹⁾

115 m²

1239 ft²

Reduced headroom

3.9 m²

42 ft²

(1) Excluding balconies and terraces.

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:

Mid Suffolk

Tenure:

Freehold

Council Tax Band:

C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		99
(81-91) B	89	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

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