Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

Copper Beeches, Richer Road, Badwell Ash, Bury St. Edmunds, Suffolk, IP31 3EU

SIMPLY SUPERB – This individually designed detached bungalow offers an exceptional level of accommodation and is perhaps a little larger than you might expect.

The property, which occupies a non estate setting, close to the village centre, has been beautifully maintained by the present vendors – making an early internal viewing highly recommended.

- Spacious and well appointed detached bungalow
- Occupying a pleasant non estate village setting
- Sitting room with woodburner, superbly fitted kitchen/diner
- Master bedroom with en suite 3 further bedrooms, large bathroom
- Oil fired central heating, uPVC sealed unit glazing
- Garage extensive parking, attractive private gardens

Guide Price £425,000

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Richer Road, Badwell Ash, Bury St. Edmunds, Suffolk, IP31 3EU

General Information

Copper Beeches occupies a non-estate position close to the centre of the village. Badwell Ash is a pretty Suffolk village with a thriving community. There is an excellent village store and public house. The nearby village of Walsham Le Willows offers a wider range of amenities. There is a regular bus service to Bury St. Edmunds which is around 11 miles away and offers an extensive range of Educational, Recreational and Shopping facilities.

The property is understood to have been built in 2009 to an individual design and high specification. The accommodation, which benefits from oil fired central heating and uPVC sealed unit glazing, is well proportioned throughout, with a neutral colour scheme adding to the feeling of light and space.

The entrance hall has a large built-in storage cupboard and gives access to the sitting room, kitchen, bathroom and all 4 bedrooms. The sitting room is a lovely space to relax and includes a feature fireplace with an inset Woodburner. The room has a dual aspect and includes french doors opening up into the garden. The large kitchen/dining room is very much the heart of this home and includes an extensive range of units and worktop surfaces. There is an integrated fridge, freezer, dishwasher, double oven and lpg gas hob with hood over. The dining area provides ample space for a good sized table and has both french doors to the garden and a door into the garage /utility.

The master bedroom has a range of fitted wardrobes and a smart en suite shower room with a vanity sink and double shower cubicle. Bedrooms 2 is another comfortable double and includes a walk-in wardrobe. Bedroom 3 is actually larger than bedroom 2 and is currently being used as a separate dining room. The 4th bedroom is currently being used as a study and includes a useful fitted storage cupboard. Finally, the bathroom is very spacious and includes a large bath, bidet, toilet, basin and separate double shower cubicle.

Outside
The property is set back from the road with a slightly elevated position. A block paved driveway provides extensive parking for a number of cars and leads up to the garage. The garage is somewhat larger than a standard single and includes a utility area at one end, with doors to both the kitchen and outside.

A side access leads to the enclosed rear gardens which afford an excellent degree of privacy and seclusion. Laid mainly to lawn and planted with a variety of mature shrubs and trees, the gardens include a large shed and a sheltered patio area, providing the perfect place to sit and relax.

Directions
From Bury St. Edmunds proceed north along the A143 Diss Road, passing through the village of Great Barton. On reaching the Bunbury Arms Public House turn right onto the Thurston Road, then take the next left towards Pakenham. Continue through Pakenham and on reaching the crossroads with the A1088 continue straight over towards Stowlangtoft. Continue through Stowlangtoft and Hunston. On reaching the centre of Badwell Ash turn right into Richer Road. The property will then be seen on the left-hand side.

Entrance Hall

Sitting Room 17'9 x 16'3 (5.41m x 4.95m)

Kitchen/ Diner 17'5 x 12'8 (5.31m x 3.86m)

Master Bedroom 13'0 x 11'6 (3.96m x 3.51m)

En Suite

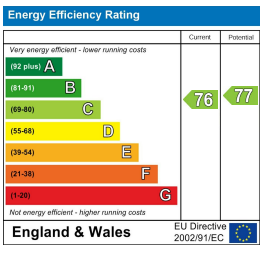
Bedroom 2 11'9 x 9'6 (3.58m x 2.90m)

Bedroom 3 13'6 x 10'1 (4.11m x 3.07m)

Bedroom 4 / Study 9'10 max x 6'4 (3.00m max x 1.93m)

Family Bathroom 11'8 x 9'9 (3.56m x 2.97m)

Garage 19'3 x 13'8 max (5.87m x 4.17m max)



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Sitting Room
Kitchen/Diner
Bedroom 3/ Dining Room
Garage & Utility
Bath & Shower Room
Hall
Bed 4/ Study
Bedroom 3
Master Bedroom
En Suite

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