Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

The Pines, Richer Road, Badwell Ash, Bury St Edmunds, Suffolk, IP31 3DQ

If you have been looking for a property that offers truly flexible living accommodation, this substantially extended detached bungalow is bound to appeal.

Occupying a pleasant non estate village setting with enclosed gardens and extensive parking, this individual home includes space that can either be used as a self-contained annexe or incorporated into 1 stunning family home.

- Exceptionally spacious detached bungalow
- Sitting room, large kitchen/diner
- 2 double bedrooms, bathroom, shower room
- Additional, living room, kitchen, bedroom, study and bathroom
- Long driveway, car port, enclosed private gardens
- NO UPWARD CHAIN - Early viewing advised

Guide Price £475,000

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Richer Road, Badwell Ash, Bury St Edmunds, Suffolk, IP31 3DQ

General Information

The Pines 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.

Once in a while, we take a property onto the market which surprises even us! - and that is certainly the case with this deceptively spacious home. The front elevation gives little indication of how much space this bungalow actually offers, making an internal viewing essential.

The bungalow has been substantially extended to the rear providing either a separate annexe or additional living space. The flexible nature of the accommodation may also suit those people looking for a home office or studio.

The bungalow has a very light and airy feel with many rooms having a dual aspect. The property is currently served by electric heating and uPVC sealed unit glazing.

Outside
The property is set back from the road with a long driveway providing parking and turning for a number of cars and access to the carport. The remainder of the front gardens are enclosed by mature hedging and are laid to lawn with mature shrubs.

The rear gardens enjoy a high degree of privacy and seclusion being again laid to lawn with a paved patio area and useful garden shed.

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.

Sitting Room 17'0 x 13'4 (5.18m x 4.06m)

Kitchen/Dining Room 17'0 x 14'9 min (5.18m x 4.50m min)

Inner Hall

Bedroom 1 13'5 x 11'4 (4.09m x 3.45m)

Bedroom 2 13'5 x 11'4 (4.09m x 3.45m)

Bathroom 8'6 x 7'9 (2.59m x 2.36m)

Shower Room 7'2 x 5'11 (2.18m x 1.80m)

Annexe/ Additional Accommodation

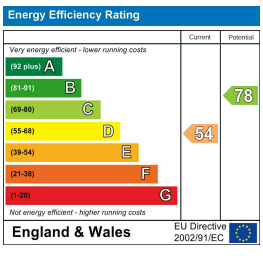
Kitchen 2 14'5 x 11'2 (4.39m x 3.40m)

Living Room 22'0 average x 21'1 (6.71m average x 6.43m)

Bedroom 3 15'7 x 10'8 (4.75m x 3.25m)

Dressing Room/Study 9'6 x 6'0 (2.90m x 1.83m)

Bathroom 9'0 x 8'3 (2.74m x 2.51m)



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Bedroom 3
Study
Bathroom
Living Room
Bedroom 2
Bathroom
Kitchen 2
Bedroom 1
Shower Room
Kitchen/Dining Room
Sitting Room