

THE  
**Mortimer  
& Gausden**  
PARTNERSHIP

Alanna House, 2 Platinum Drive,  
Badwell Ash, Suffolk, IP31 3GQ

Offers In Excess Of  
£525,000

## *Enjoy village life at its very best in this attractively presented detached family home*

This spacious and well-appointed modern detached family home occupies a pleasant position within the popular and picturesque village of Badwell Ash.

Built in 2022, this superb detached house provides spacious and well-planned accommodation, ideal for modern family living. Occupying a particularly generous plot for a modern home, the property enjoys an excellent position adjoining an enclosed nature area with pond.

The accommodation includes a spacious sitting room, a separate family room and a superb kitchen with dining area, making the property perfectly suited to both everyday family life and entertaining. Upstairs are four well-proportioned bedrooms, including two with en-suite shower rooms, together with a family bathroom.

Further benefits include air source heating, sealed unit glazing, a large garage and ample parking. Combining space, efficiency and an excellent village setting, this impressive home is highly recommended for early internal viewing.

- Detached family home constructed in 2022
- Occupying a very pleasant village setting
- Hall, cloakroom, sitting room, family room
- Stylish fitted kitchen, dining area, utility
- Spacious landing, 4 good sized bedrooms
- 2 En suite shower rooms, family bathroom
- Air source pump heating, sealed unit glazing
- Generous gardens, large garage and parking



The property, which was built in 2022, benefits from air source heating and sealed unit glazing and, in more detail, comprises:

On the ground floor:

A welcoming entrance hall leads into a spacious dual aspect sitting room, providing an excellent space for relaxing and entertaining. In addition, there is a separate family room, offering flexible accommodation ideal for modern family life, home working, a playroom or as a separate dining room.

The dining/breakfast room has French doors leading out into the gardens. The kitchen is fitted with an extensive range of units and worktop surfaces together with a built-in oven, hob and dishwasher. There is a separate utility room with a further door to the outside and a useful cupboard housing the heating controls.

On the first floor:

The spacious landing area includes access to the particularly well-insulated loft space and to the four well-proportioned bedrooms. The principal bedroom benefits from an en-suite shower room, whilst the guest bedroom also enjoys the advantage of its own en-suite facilities. In addition, there is a family bathroom serving the remaining bedrooms.

Outside:

The property occupies a prominent corner plot position with a particularly generous plot for a modern home. The front gardens are set behind traditional wrought iron railing with planted hedging. The rear gardens are set behind brick walling and include a large lawn, planted borders and a sizable patio. A driveway provides ample parking and gives access to the large garage which has light and power connected and a side courtesy door.

EPC Rating: C

Council Tax Band: E, - Mid Suffolk Council

Heating Type: Air Source Heat Pump

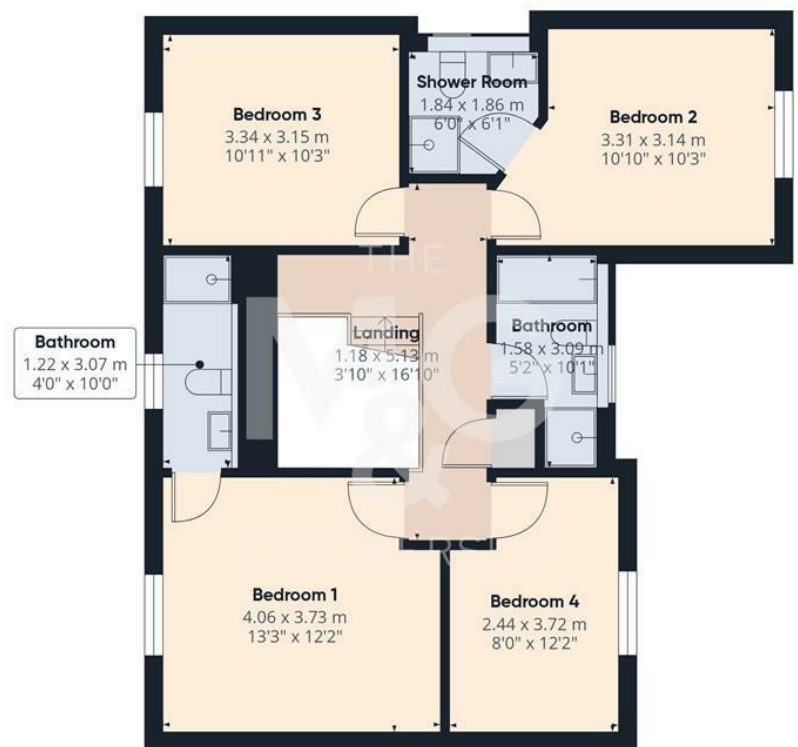
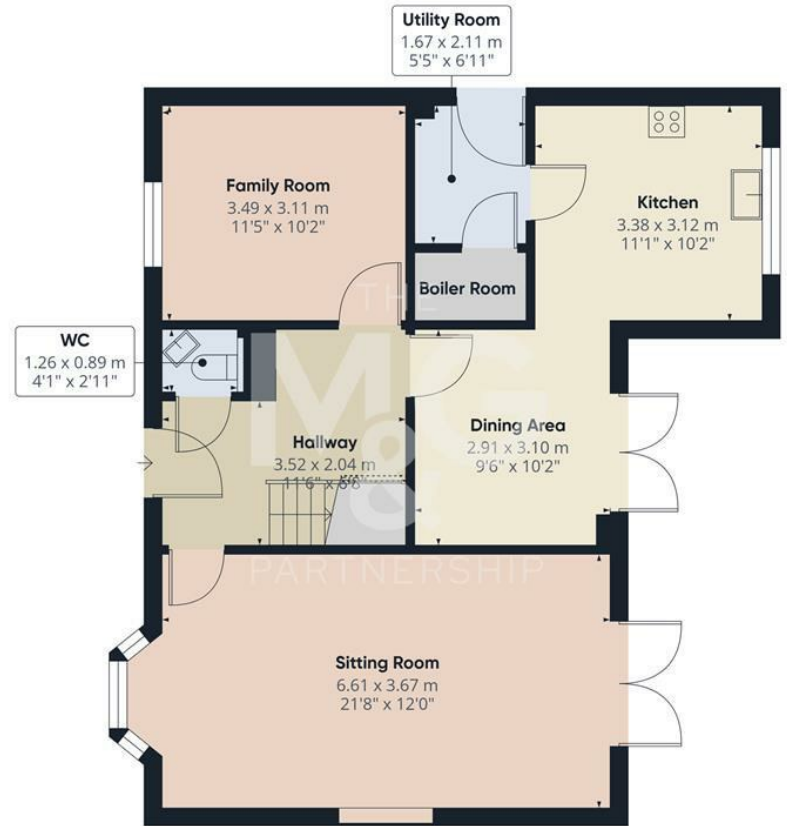
Mains Water & Mains Drainage

Annual estate charge of £557.00 (for the upkeep of the communal areas).

What3words ///limits.pastels.roosts

Broadband: Ofcom states Ultrafast broadband is available





Floor 1



Please Note: These details have been carefully prepared in accordance with the Sellers instructions, however their accuracy is not guaranteed. Measurements are approximate and where floor plans have been included, they serve purely as a guide to general layout and should not be used for any other purpose. The photographs displayed are also for promotional purposes only, and do not indicate the availability to purchase any of the fixtures and fittings. We have not tested any services or appliances, and potential purchasers should make their own enquiries to ensure that they are of a satisfactory working standard. Important: No person in the employment of Mortimer & Gausden Limited has any authority or ability to make or give warranty or representation whatsoever in relation to this property. If you are in any doubt as to the correctness of any of the content contained in either these details, our advertising or website, please contact our offices immediately.

The Mortimer & Gausden Partnership is a trading name of Mortimer & Gausden Ltd.

mail@mortimerandgausden.co.uk  
 www.mortimerandgausden.co.uk  
 7 Langton Place, Bury St. Edmunds, Suffolk. IP33 1NE

01284 755526