THE
Mortimer
& Gausden
PARTNERSHIP

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

Guide Price
£575,000

A Beautifully Spacious Home In A Wonderful Setting

Welcome to The Gables, a wonderfully positioned family home in the desirable village of Badwell Ash.

Nestled in the gently rolling countryside of Suffolk, Badwell Ash is a quietly charming village situated approximately 12 miles from both Bury St Edmunds and Stowmarket. It offers both rural tranquillity while still being within easy reach of larger towns, whilst immediate amenities are available within the village itself.

Despite the rural setting, easy access can be found to the A14, allowing those to explore both professional and leisure opportunities further afield with ease.

Upon arrival you are greeted by a large shingle driveway with ample parking in front of the large double garage.

Two properties occupy the private driveway adding both seclusion and exclusivity to the position.

- Extremely Well Presented Family Home
- Separate Dining Room & Office
- Stunning Fireplace In Lounge
- Large Double Garage With Power
- Three Double Bedrooms & One Single
- En-Suite, Family Bathroom & Cloakroom
- Fantastic Position & Sizeable Garden
- A Must See Home
- Charming Property With Abundance Of Character

Ground Floor:
Upon entry you are greeted by a sizeable hallway, complete with hard flooring. The large kitchen-
diner offers an abundance of low and high level storage as well as integrated appliances behind a charming shaker-style fascia. Appliances include; double oven, electric hob, extractor fan and dishwasher with ample space for a large , free-standing fridge/freezer. The utility room houses additional storage and plumbing facilities for a washing machine and tumble dryer. Access to the rear garden can also be found.

The dining room can be found overlooking the front of the property but could also be utilised as a secondary lounge or potential fifth bedroom. The office lies adjacent, creating a perfect space for those who need to work from home, or have a separate study for the children.

The generous lounge is bathed in natural light courtesy of the dual aspect and large patio doors opening onto the private, secluded and mostly laid to lawn rear garden. A stunning fireplace provides a charming focal point and adds to the character of the property.

The cloakroom fitted with wc, basin and radiator completes the ground floor.

First Floor:
Upstairs, the landing provides access to all four bedrooms and family bathroom whilst accommodating large fitted storage and remaining naturally light due to the velux window.

Bedroom one is a large double room overlooking the rear of the property whilst supporting an en-suite fitted with wc, basin, shower cubicle, heated towel rail and a choice of storage.

Both bedroom two and three are large double rooms providing ample space for a king size bed and additional furnishings. Bedroom two offers fitted wardrobes.

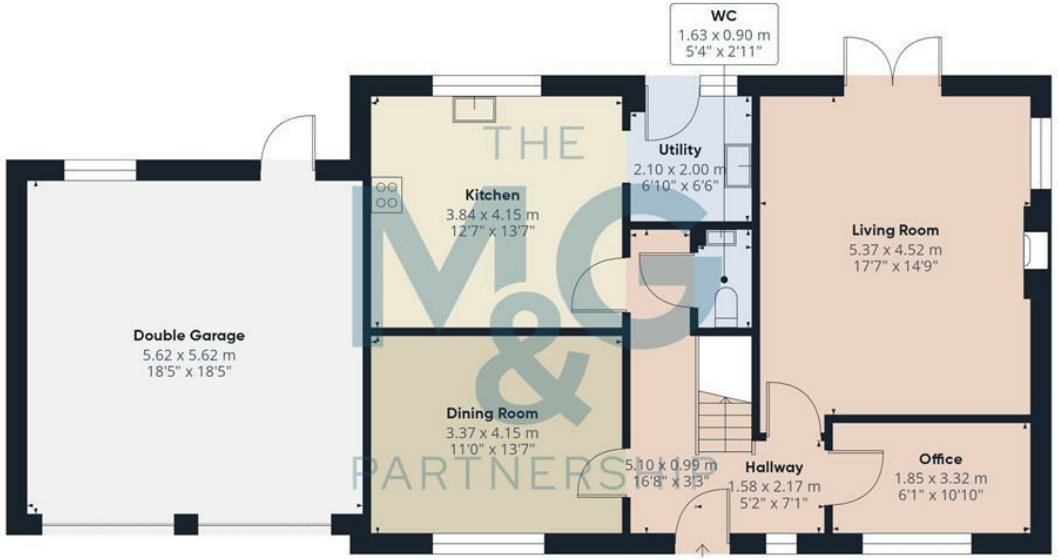
Albeit the smallest, bedroom four is a generous single and overlooks the front.

The family bathroom is complete with wc, basin, bath with shower over and heated towel rail.

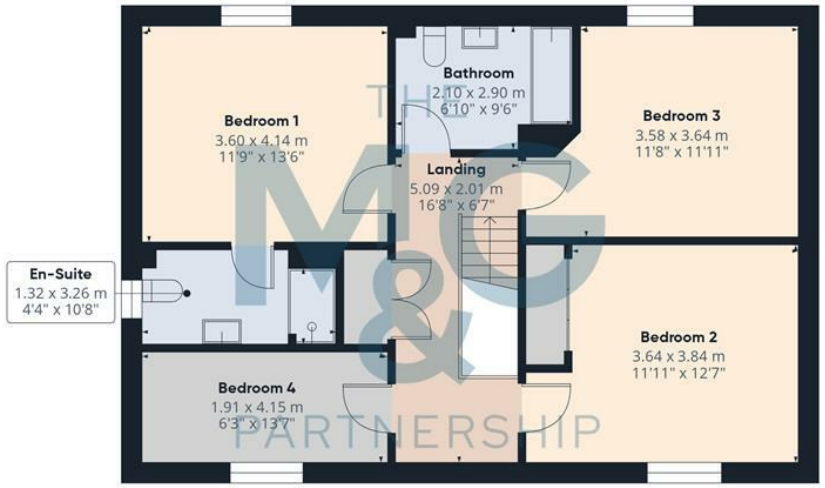
Outside:
Despite being mostly laid to lawn, the landscaped private rear garden offers a choice of sections whether this be patio, raised decking with a summer house, shingle beds for potted greenery or an extensive vegetable patch with greenhouse. Gated access leads to the front of the property.

The large double garage with power can also be accessed via the rear garden adding practicality and convenience.

Agent Notes:
EPC Rating - C (72)
Council Tax - F
Oil fired heating
Mains electricity, water and drainage
What3Words: ///tiger.unfolds.annotated
Broadband: Ofcom states ultrafast is available
Mobile: Ofcom states all providers are likely



Floor 0



Floor 1

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