



WARREN CLOSE, BADWELL ASH

IP31 3ER

£290,000
FREEHOLD

Step inside and discover the generous living space this beautifully presented home has to offer. The ground floor features a modern kitchen/dining area, perfect for family living. A welcoming sitting room, complete with a contemporary wood burner and elegant bi-fold doors that open seamlessly onto the rear garden—ideal for indoor-outdoor entertaining.

Upstairs, you will find well-proportioned bedrooms throughout—no box rooms here—and the master bedroom boasts a stylish en-suite. Located in the charming village of Badwell Ash, this home combines the best of peaceful countryside living with convenient access to Bury St Edmunds. The village itself offers a friendly community feel, local amenities and picturesque surroundings. Viewing is highly recommended—don't miss your chance to make it yours.

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WARREN CLOSE

- Well Presented Three Bedroom Detached Home
- Stylish Kitchen/Dining Room
- Master Bedroom With En-Suite
- Gas Fired Heating
- Generous Size Sitting Room
- Two Further Good Size Bedrooms
- Ground Floor Cloakroom
- Garage & Driveway
- Enclosed Rear Garden
- Step Inside Today With Our 360 Virtual Tour!



Entrance Hall

Welcoming entrance hall with stairs to first floor. Cupboard housing the boiler and hot water tank. Understairs storage cupboard. Engineered Oak flooring. Radiator

Cloakroom

WC and corner wash basin. Window to front. Radiator

Sitting Room

Spacious room with wood burner and hearth. Bi-folding doors to the garden and window to side. Radiator

Kitchen/Dining Room

Well-designed kitchen with matching wall and base cupboard and drawer units and ample work tops over. Porcelain inset sink and drainer with flexi hose. Space for dishwasher, washing machine and fridge freezer. Electric oven, hob and extractor fan over. Windows to rear and side. Double doors to sitting room. Radiator

Landing

Loft access. Double cupboard and radiator.

Bedroom 1

Double room with fitted wardrobes. Window to side. Radiator

En-Suite

Stylish suite with WC and wash basin vanity unit. Separate shower cubicle with waterfall shower head over. Heated towel rail. Velux window to side.

Bedroom 2

Double room with fitted wardrobes. Window to front. Radiator

Bedroom 3

Window to front. Radiator

Bathroom

Contemporary suite with WC and wash basin vanity unit. P'shaped bath with waterfall shower heads over, shower screen and surrounded by feature tiles. Heated towel rail. Velux window.

Outside

Front Garden

Low maintenance block paved driveway offering off road parking. Pathway to the front door.

Rear Garden

Enclosed rear garden with patio seating and the remainder laid to lawn with a shed for storage. Gated access to the side leading to the front.

Garage

Up and over door and personal door to the side. Power connected

Agent's Note

16 owned solar panels.



WARREN CLOSE





Ground Floor



Floor 1

Approximate total area⁸⁸
930 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	71
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: D Council Tax Band: C

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 and potential buyers/tenants are advised to recheck the measurements

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