



Hawthorn Road, Badwell Ash, Suffolk, IP31 3GP

**MARK EWIN**  
BURY ST EDMUNDS

A well-presented, two-bedroom, semi-detached house situated in the village of Badwell Ash. The accommodation on the ground floor offers an entrance hall, convenient cloakroom and an open plan sitting/dining room and fitted kitchen. The sitting room benefits from French doors leading to the garden and the kitchen offers an attractive range of wall and base level units, incorporates a built-in oven, hob and extractor and provides space for a washing machine, dishwasher and fridge freezer. On the first floor, there are two good-sized bedrooms, both with built-in wardrobes and the principal features an ensuite shower room. The modern bathroom completes the accommodation. Outside, the front and side are planted with various flowers and shrubs. To the rear, the garden is laid to lawn with a paved patio area and garden shed. Parking is offered via two allocated spaces.

Agents note: There is an annual maintenance charge of £234.26 for the upkeep of the common areas.

#### Additional Information

Tenure: Freehold

Mobile Coverage: EE, O2 & Three are available with Vodafone being poor in this area. (Source Ofcom)

Broadband: Standard, Superfast & Ultrafast are available in this area. (Source Ofcom)

Services: Mains Electric, Water and Drainage. Heating via an air source heat pump and is distributed via underfloor elements on the ground floor and radiators on the first floor. The property also benefits from a built-in alarm system.

(Please note that none of these services have been tested by the selling agent.)



#### Directions

From Bury St Edmunds take the A143 north east towards Diss, through the village of Great Barton and onto the outskirts of the village of Ixworth. At the first roundabout take the fourth exit onto Stow Lane the A1088. Continue along this road taking the left turning into The Street and follow through the villages of Stowlangtoft, Hunston and then into Badwell Ash. Upon entering the village of Badwell Ash continue into The Street and then turn right onto The Broadway and left into Hawthorn Road where the property can be found.

#### Location

Badwell Ash is situated around 12 miles from the historic market town of Bury St Edmunds which provides an excellent range of schooling, shopping, cultural and recreational facilities. There is good access to the A14 dual carriageway linking the east coast ports, Cambridge and London via the M11 motorway.

## Accommodation:

Entrance Hall 9' 9" x 3' 10" (2.96m x 1.17m)

WC 2' 10" x 6' 0" (0.87m x 1.84m)

Sitting/Dining Room 15' 2" x 14' 11" (4.62m x 4.54m)

Kitchen 7' 5" x 10' 9" (2.26m x 3.28m)

Landing 9' 2" x 6' 9" (2.80m x 2.05m)

Bedroom 12' 7" x 10' 7" (3.83m x 3.23m reducing to 2.38m)

Ensuite 9' 2" x 3' 10" (2.79m x 1.18m)

Bedroom 9' 1" x 7' 10" (2.77m x 2.38m)

Bathroom 6' 8" x 6' 1" (2.03m x 1.86m)

Rear Garden

Allocated Parking

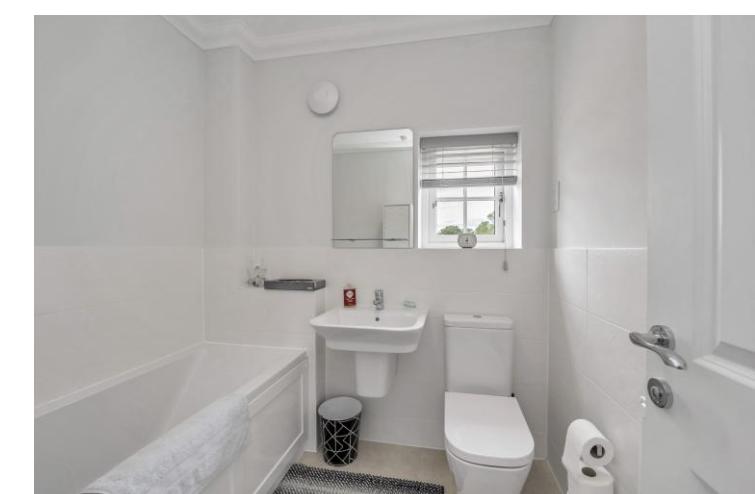
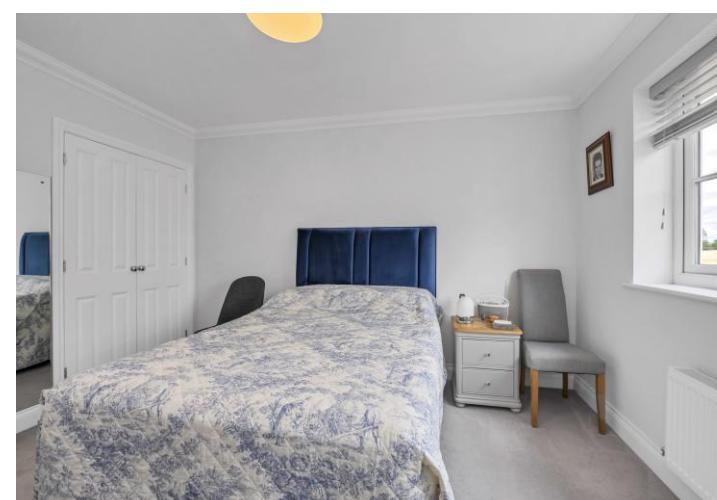
## Additional Information:

Council Tax Band: B

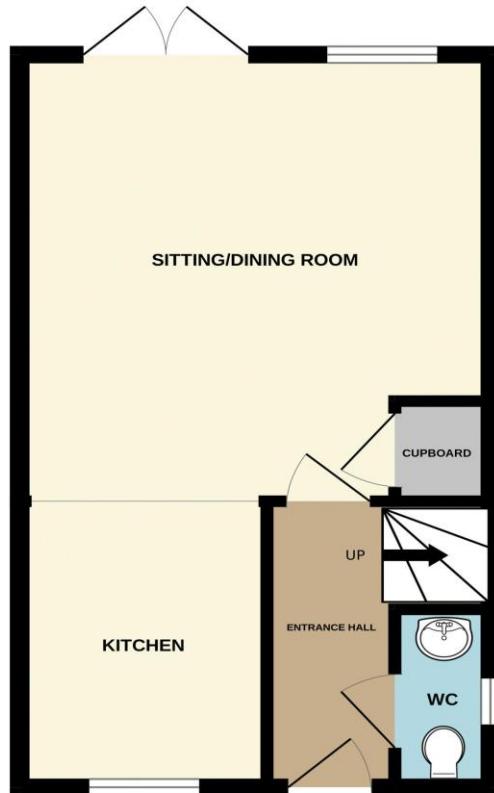
EPC Rating: B

Tenure: Freehold

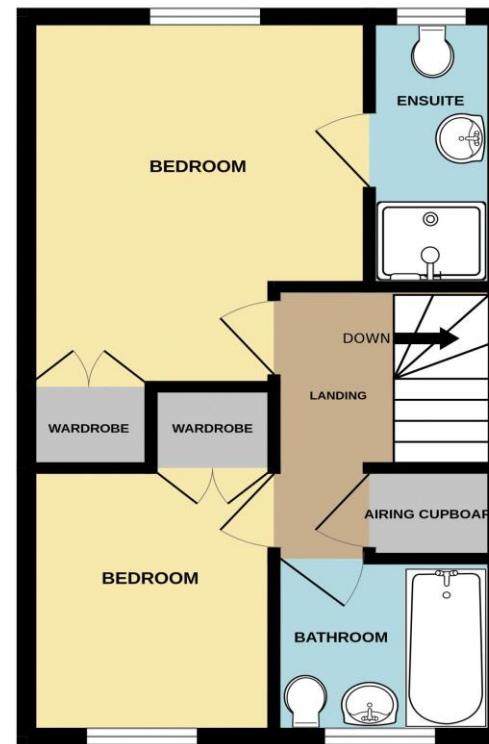
Offers Over £270,000  
Freehold



GROUND FLOOR  
350 sq.ft. (32.5 sq.m.) approx.



1ST FLOOR  
344 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA: 693 sq.ft. (64.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**MONEY LAUNDERING REGULATIONS 2003:** Purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**PLEASE NOTE:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the Agents.

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