



The Poplars
Badwell Ash, Suffolk

**DAVID
BURR**



The Poplars, Hunston Road, Badwell Ash, Bury St Edmunds, Suffolk, IP31 3DJ

Badwell Ash is a popular village and local amenities include village shop incorporating Post Office, Public House, fish and chip shop and Parish Church. The A14 trunk road is about 5 miles away and in turn provides quick and easy access to the Cathedral town of Bury St Edmunds (11 miles) and Stowmarket (10 miles). Both towns providing a comprehensive range of amenities and facilities, the latter also providing a commuter rail link to London's Liverpool Street Station (90 mins).

A substantial five-bedroom detached house that has recently undergone significant improvement and transformation that now affords exceptional spacious accommodation throughout in an idyllic setting. The Poplars is now enhanced by a superb double storey extension which includes the sitting room and kitchen/living/dining area with two bedrooms, bathroom and en suite above. The property is designed to the highest of standards and is further benefitted by off street parking for multiple vehicles, in and out carriage driveway, double bay cart lodge with office area above and grounds believed to measure approximately 0.4 of an acre.

An exceptional five-bedroom detached house that has recently undergone significant transformation and is presented to the highest of standards throughout.

Entrance door to;

ENTRANCE HALL: A large welcoming area having built-in cupboard. Leading through to the remainder of the property.

SITTING ROOM: 20'10 x 15'11 (6.34m x 4.85m). With French style doors opening to side garden allowing one to enjoy warm summer days. The focal point of the room is the double-sided wood burner with feature brick surround. Bespoke staircase rising to the first floor. Opening to kitchen/living/dining room and;

DINING ROOM: 13'2 x 8' (4.02m x 2.45m). Currently used as a formal dining room by the present owners but would lend itself to a multiple of uses if so required. Double sided wood burner creating the focal point of the room. View to front aspect.

KITCHEN/DINING/LIVING ROOM: 22'3 x 18'8 (6.77m x 5.69m). An excellent and substantial room cleverly designed into distinctive areas. The kitchen area – fitted with an extensive range of matching wall and base units under granite work preparation surfaces that incorporate a sink unit with mixer tap and single drainer, eye level double oven and microwave oven

with warming drawer beneath. A further matching central preparation island with base units and work preparation surfaces that incorporate a five ring induction hob with extractor hood over. Integrated fridge. Attractive tiled flooring leading through to the designated dining/living area, again a delightful area having wood burner with bi-fold doors opening to the rear terrace allowing one to enjoy al fresco dining and views of the garden. Door to;

UTILITY: 10'6 x 9'11 (3.21m x 3.01m). Fitted with matching wall and base units under work preparation surfaces incorporating a sink unit with mixer tap and single drainer. Spaces for dishwasher, washing machine, tumble dryer and fridge/freezer. Large built-in broom cupboard also housing water cylinder and water softener. External rear door. View to rear aspect.

BEDROOM 2/GUEST ROOM: 11'9 x 10'8 (3.57m x 3.24m). A generous room with side aspect and door through to;

EN SUITE: Having corner shower cubicle with part tiled surround, W.C with encased cistern and sunken wash hand basin with vanity unit

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cupboards. Useful vanity shelf with power sockets and mirror above and vertical cupboard with storage shelves to the side. Heated towel rail.

BEDROOM 4: 11'11 x 11' (3.64m x 3.36m). Having double aspect overlooking the side and front gardens.

BEDROOM 5/STUDY: 9'11 x 8'11 (3.03m x 2.71m). Having views overlooking the front aspect.

BATHROOM: 9'11 x 8'10 (3.01m x 2.70m). A newly installed suite fitted with oval panelled bath having mixer tap and shower attachment, W.C. with encased cistern and wash hand basin set upon a vanity surround with mixer tap and cupboard beneath. Separate shower cubicle with rain head style shower. Two heated towel rails.

First floor

LANDING: With Velux window and doors to;

BEDROOM 1: 18'8 x 13'9 (5.69m x 4.19m). With double doors opening to a Juliet balcony overlooking the rear gardens. Four double built-in wardrobes with internal drawers and sliding shoe racks. Door to;

EN SUITE: Fitted with shower cubicle, W.C. and wash hand basin. Heated towel rail. Velux window.

BEDROOM 3: 12'8 x 12'2 (3.87m x 3.71m). With front aspect. Large storage cupboard.

BATHROOM: 9'1 x 5'9 (2.77m x 1.76m) Having panelled bath with shower over and part tiled surround, W.C. and wash hand basin. Heated towel rail. Window to side aspect.

Outside

The property is approached via an in and out carriage driveway which affords off street parking for multiple vehicles and in turn leads to the

property and double five bar gates and adjoining personnel half height gate giving access to the remainder of the grounds. Immediately located behind the gates is a large **DOUBLE BAY CART LODGE** 20'2 x 19'10 (6.17m x 6.05m) with two individual area, one accessed via an electric roll door, the other having double side hung hinged doors. Power and light connected, staircase leading up to the **OFFICE AREA:** 19'10 x 12'9 (6.05m x 3.91m), a versatile space that would lend itself to a multiple of uses if so required.

The rear garden has an excellently placed decked area abutted by a block paved terrace with feature corner planters, both ideally placed for enjoying al fresco dining and warm summer days. The decked area continues to the newly appointed **BOILER ROOM:** 9'1 x 6'2 (3m x 1.88m) with power and light connected and the boiler is located in this room. This room could also be utilised as a laundry room or further utility if so required. The remainder of the grounds are predominantly lawn with established trees and mature hedging creating a degree of privacy. **In all about 0.4 acres.**

SERVICES: Main water and electricity are connected. Private drainage system. Oil fired heating to radiators. NOTE: None of these services have been tested by the agent.

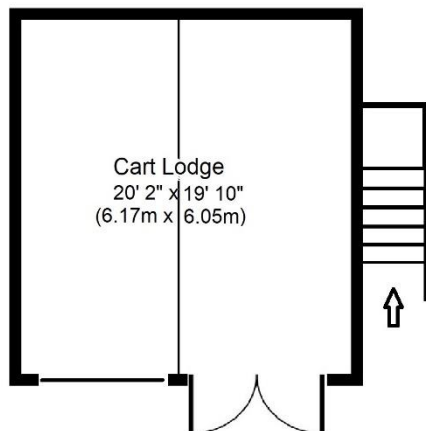
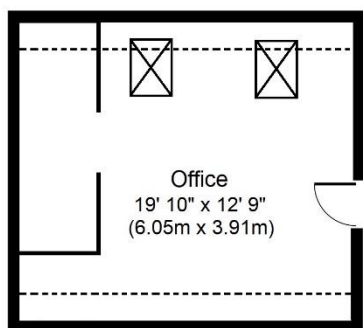
LOCAL AUTHORITY: Mid Suffolk District Council.

EPC RATING: D

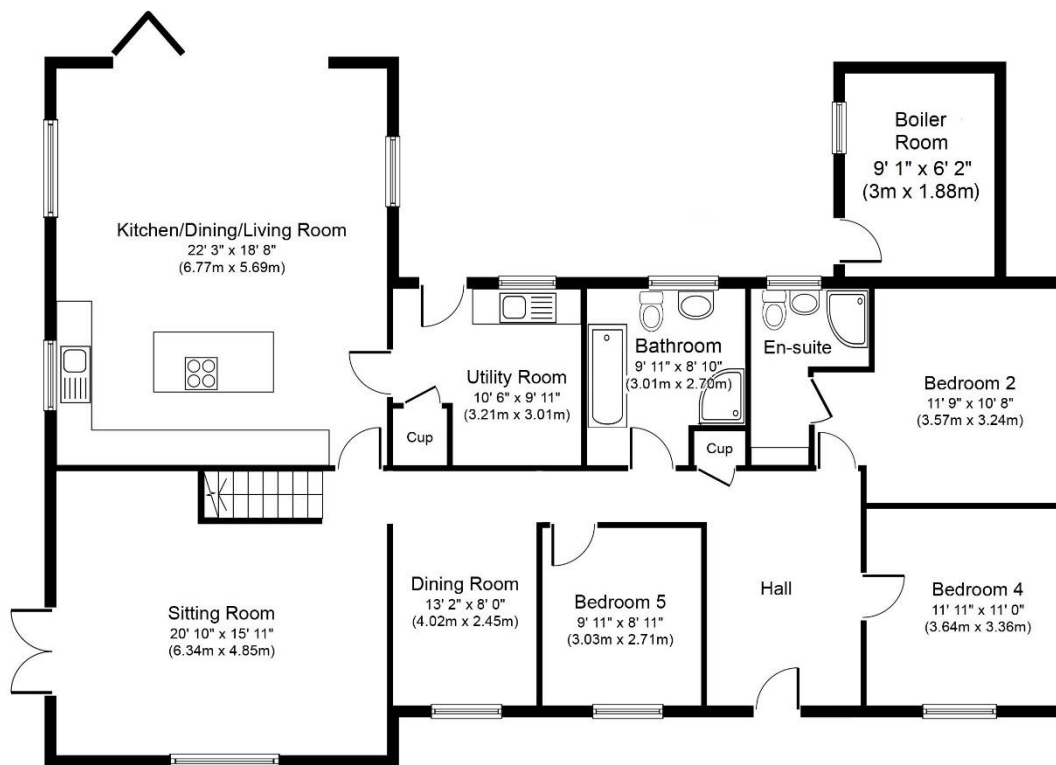
VIEWING: Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

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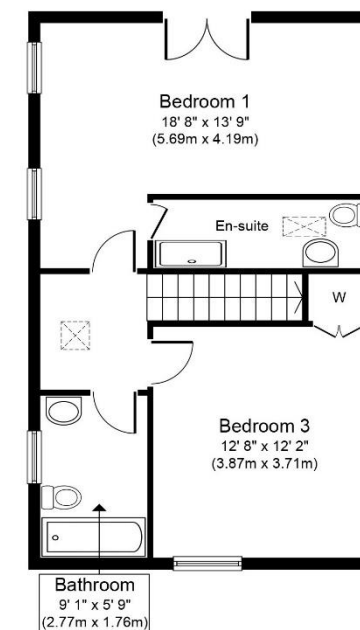
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Approximate Floor Area
632 sq. ft.
(60.9 sq. m.)



Ground Floor
Approximate Floor Area
1650 sq. ft.
(153.6 sq. m.)



First Floor
Approximate Floor Area
560 sq. ft.
(52.0 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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