

A detached three bedroom bungalow situated in a pleasant location within the village of Badingham.

Guide Price
£325,000 Freehold
Ref: P7373/C

Featherdown
Mill Road
Badingham
Suffolk
IP13 8LF



Hallway, sitting room, conservatory, kitchen, three double bedrooms and bathroom.

Off-road parking.

Front and rear gardens and sheds

Contact Us



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Location

The popular village of Badingham benefits from a public house, The White Horse and a village hall. Within 4 miles is the market town of Framlingham, which offers an excellent range of facilities including public houses, restaurants, a Co-operative supermarket, a dentist and medical practice. The town also benefits from well-respected schools in both the state and private sector. From the A1120 there is easy access to the Heritage Coast with its delightful villages and towns such as Aldeburgh, Thorpeness, Dunwich and Southwold. Ipswich is approximately 19 miles and here there are more comprehensive facilities as well as regular train services to London's Liverpool Street station that take just over the hour.

Description

Featherdown is a detached bungalow believed to date from the early to mid 20th century, of brick construction with heavy rendered elevations under a predominantly tiled roof. The property benefits from UPVC double glazed windows throughout and has an oil-fired central heating system.

A porch leads to a front door that opens to the hallway. A hatch with pull down ladder provides access to a useful, boarded loft space where there is a Velux window. From the hall, doors lead to the bedrooms and bathroom, and the sitting room. This has a fireplace with a woodburning stove and engineered floorboards, as well as built in cupboards and fitted shelving. There is a door to the kitchen and wide opening to the conservatory. This impressive room is of UPVC construction and is currently used as the dining room. It has windows to the south-east, south-west and north-west with French doors giving access to a decked area and the rear garden. The kitchen is fitted with low level wall units and has space and plumbing for a dishwasher and a fridge freezer. In addition, is an electric range cooker with a five ring, bottled gas hob. There is a door to the exterior, window overlooking the rear garden, and opening to a utility area. This has space and plumbing for a washing machine, a wall mounted oil-fired boiler and a storage cupboard. In addition, there is a door to the exterior.

The three bedrooms are all doubles and two have wardrobes. The bathroom is predominately tiled and comprises bath with shower attachment and glazed screen, WC and hand wash basin.

Outside

The property is approached from the lane via a shingle drive which provides off-road parking for a couple of vehicles. Adjacent to this is an area of lawn and a vegetable bed. Further parking could be created if desired. The rear garden can be accessed via one side of the bungalow and a sandstone path leads to an area of decking and to the lawn. The rear garden measures to approximately 40' x 45' and is fully enclosed by hedging and fencing. Within the garden are mature trees and shrubs as well as a polytunnel and two garden sheds.







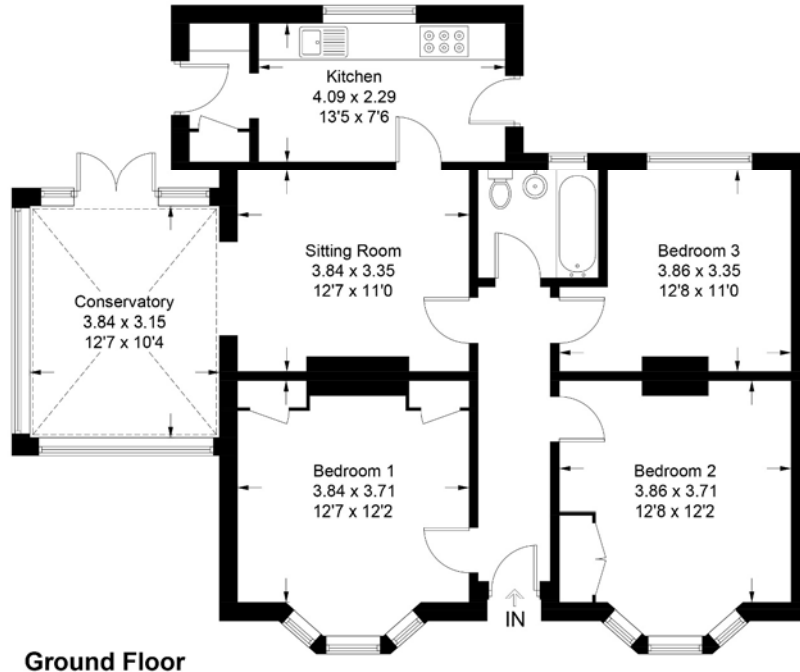




Featherdown, Badingham



Approximate Gross Internal Area = 94.0 sq m / 1012 sq ft



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Viewing Strictly by appointment with the agent.

Services Mains water, drainage and electricity. Oil-fired central heating

Broadband To check the broadband coverage available in the area click this link –
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phones To check the mobile phone coverage in the area click this link –
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

EPC Rating = E (Copy available from the agents upon request)

Council Tax Band C; £1,859.29 payable per annum 2024/2025

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000

NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

3. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.

September 2024

Directions

Leaving Framlingham on the Badingham Road pass Shawsgate Vineyard on the left hand side. Continue for approximately 2 miles and at the junction with the A1120 turn right. On entering the village of Badingham turn left before the White Horse Public House onto Low Road. Take the next turning right onto Mill Road and continue on this lane for approximately 1.2 miles. Featherdown can be found on the left after passing the new houses.

What3Words location: /// coasting.silence.scripted



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