



The Badgers, Great Glemham Road, Stratford St Andrew, Saxmundham, IP17 1LJ

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ESTABLISHED 1966

The Badgers

Great Glemham Road

Stratford St Andrew

Saxmundham

IP17 1LJ

- Saxmundham 3.6 miles
- Wickham Market 5.1 miles
- Framlingham 6.4 miles

HALL | SITTING ROOM | SUN ROOM | KITCHEN/BREAKFAST ROOM | UTILITY ROOM | STUDY/BEDROOM 4 | SHOWER ROOM | THREE FURTHER BEDROOMS | EN SUITE SHOWER ROOM | FURTHER SHOWER ROOM | DOUBLE GARAGE | STUDIO | WORKSHOP | FURTHER SHEDS | GARDEN | AMPLE PARKING | ABOUT 0.44 ACRE

The Badgers is a superb detached house which was constructed in 1984, of brick elevations under a concrete tiled roof with double-glazing throughout. The current owners have comprehensively renovated the property including the addition of a sun room and fabulous designer kitchen.

The front door opens to the hallway which has engineered oak flooring and an oak staircase. This leads into the lovely light sitting room which also has oak flooring and a brick fireplace housing a wood-burner. Double doors open to the sun room which has doors opening to a large terrace overlooking the garden.

On the other side of the hall is the hand-made kitchen, installed by Orwells. It is fitted out with a range of bespoke wall and base mounted units with granite worktops and inset double sink. There is an integrated Neff double oven and plate warmer, induction hob with extractor hood and slimline dishwasher. There is a dining area which has full height cupboard/display shelving. LED downlights and Amtico flooring. Adjoining the kitchen is the utility room which is also fitted with Orwell cupboards with granite worktops with a sink, space for fridge/freezer and washing machine and garden door.

The study has French doors opening to the terrace and also serves as a fourth bedroom with a shower room with walk-in shower, WC, vanity unit and Amtico flooring.

A well-presented modern house set in a plot approaching half an acre with a good range of outbuildings.

Guide: £615,000 FREEHOLD



On the first-floor is a bedroom with an en suite shower room with a shower cubicle, basin and WC with Amtico flooring. There is a further double bedroom, and a bedroom which has been converted to a dressing room with a bank of mirrored wardrobes. These are both served by a shower room with twin basins in a vanity unit, walk-in shower, WC and Amtico flooring. There is plenty of eaves storage.

Outside

The property is approached via a private Tarmac drive which is shared with the next door property. This leads into a gravel forecourt in front of the detached garage which has twin remote operated roller doors and a side door to the garden. EV charging point.

There are two terraces by the house, one with a timber gazebo and the other with a pergola. The garden is mostly down to lawn with some mature shrubs. There are numerous sheds including a boot shed, utility shed, covered BBQ area and studio/craft room. At the bottom of the garden is a further area with a workshop, garden store, log store and greenhouse. All of the sheds have power.

GENERAL INFORMATION

- Mains electricity and water are connected
- Oil-fired central heating to radiators
- Private drainage Private drainage
- Council Tax – East Suffolk – Band F
- Ofcom state – Ultrafast broadband is available
- Ofcom state – most mobile providers likely
- EPC – D rating
- What3words: capacity.verbs.strongman

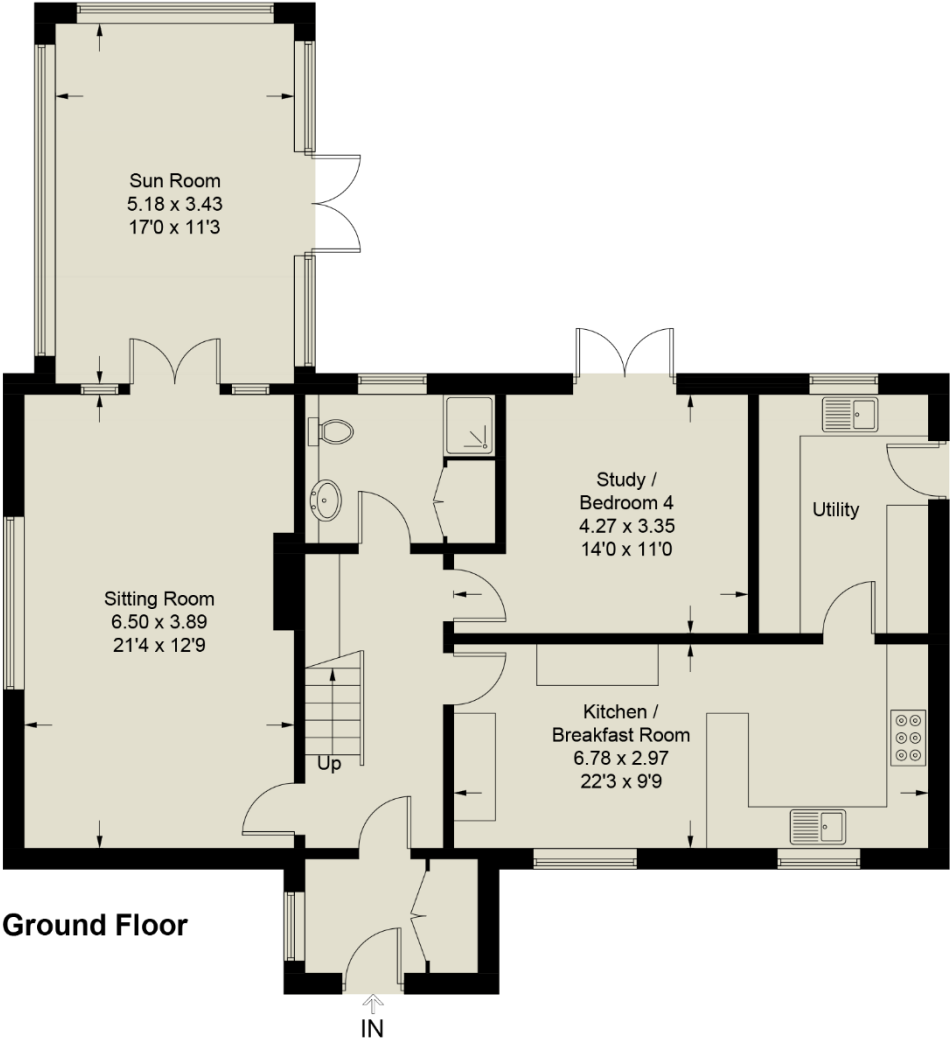
Location

Stratford St Andrew is a small village just off the A12, almost equidistant between Wickham Market and Saxmundham. The Village offers a convenience store within the filling station and a substantial village hall. Both Wickham Market and Saxmundham, between them, offer supermarkets, post offices, various independent stores, restaurants and public houses with Saxmundham offering a branch line railway station with access to London Liverpool Street via Ipswich. The area is well served for leisure pursuits with the Heritage Coast to the East at Aldeburgh and the River Alde offering scenic walks, excellent sailing and renowned birdwatching.

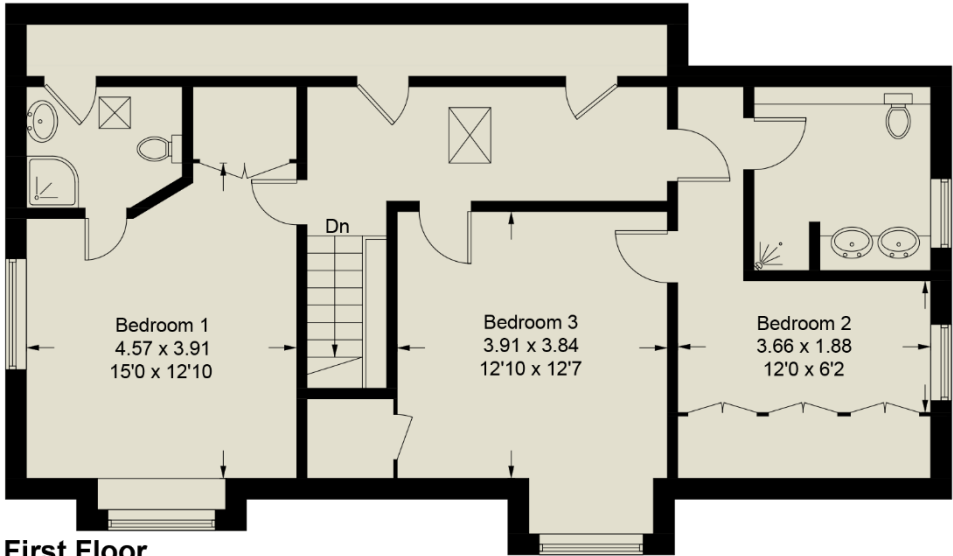


The Badgers, Stratford St. Andrew

Approximate Gross Internal Area = 192.6 sq m / 2073 sq ft



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





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