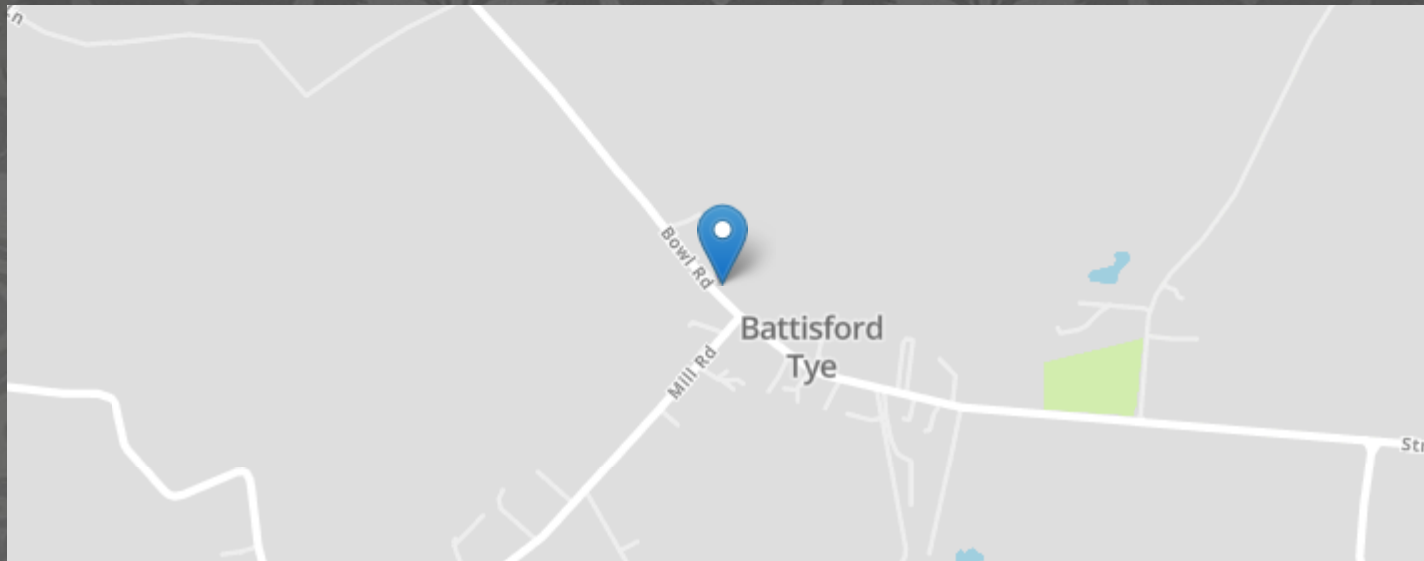


Bowl Road, Battisford, Stowmarket



- DETACHED BUNGALOW
- THREE/FOUR DOUBLE BEDROOMS
- UTILITY ROOM
- POPULAR VILLAGE LOCATION
- DOUBLE GLAZING THROUGHOUT
- OFF ROAD PARKING AND SINGLE GARAGE
- MODERN INTEGRATED KITCHEN
- FOUR PIECE BATHROOM
- POTENTIAL FOR FURTHER EXTENSION (STPP)

MARKS & MANN

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MARKS & MANN



Bowl Road, Battisford, Stowmarket

Offered for sale is this DETACHED THREE/FOUR bedroom bungalow with OFF ROAD PARKING and a SOUTH WEST facing rear garden. The home comprises of a living room, a modern kitchen, three/four bedrooms and a family bathroom. It has a sizable landscaped rear garden with a pond, apple tree and single garage, also a side garden and generously sized front garden with a four car driveway.

£416,000 Guide Price

Bowl Road, Battisford, Stowmarket

INSIDE **Bedroom Four**

Hallway	Overhead lighting, rear aspect UPVC double glazed window, radiator and
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spotlighting, radiator, storage cupboard, airing cupboard and wood effect flooring.

Lounge 2.58m x 2.08m (8' 6" x 6' 10")

4.25m x 3.34m (13' 11" x 10' 11")
Overhead lighting, side aspect UPVC double glazed window, rear aspect UPVC double glazed sliding doors, radiator, log burner and wood effect flooring.

Kitchen

<p>4.25m x 2.75m (13' 11" x 9' 0")</p> <p>Skimmed ceiling, spotlighting, two front aspect UPVC double glazed windows, side aspect UPVC double glazed window and wood effect flooring. Kitchen consists of a range of base and eye level units with integrated sink-drainer, range cooker, dishwasher, extraction unit and under counter fridge.</p>	<p>Rear Garden</p> <p>South West facing enclosed rear garden mostly laid to lawn with a patio area and wall lighting, pond, greenhouse, shed, apple tree, flowerbeds and side access via a garden gate.</p>
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Utility Room

2. 10m x 1.74m (6' 11" x 5' 9")
Spotlighting, front aspect UPVC double glazed window, radiator and wood effect flooring, integrated sink-drainer and space for a washing machine, tumble dryer and fridge freezer.

Bedroom Two/Dining Room perimeter hedge.

3.66m x 3.32m (12' 0" x 10' 11")
Currently being used as a dining room, overhead lighting, side aspect UPVC double glazed window, radiator and wood effect flooring.

Bedroom One ADDITIONAL INFORMATION

3.22m x 3.14m (10' 7" x 10' 4")
 Overhead lighting, skylight, side aspect UPVC double glazed French doors and window, rear aspect UPVC double glazed window, two radiators, built in wardrobe and wood effect flooring.

Bedroom Three

2.76m x 2.75m (9' 1" x 9' 0")	EPC Rating - D
Overhead lighting, front aspect UPVC double glazed window, radiator and wood effect flooring.	Our Ref: SM

Bedroom Four

2.72m x 2.70m (8' 11" x 8' 10")
Overhead lighting, rear aspect UPVC double glazed window, radiator and wood effect flooring.

Bathroom

Four piece family bathroom with spotlighting, skylight, side aspect UPVC double glazed obscured window, heated towel rack and laminate flooring.

OUTSIDE

Rear Garden

South West facing enclosed rear garden mostly laid to lawn with a patio area and wall lighting, pond, greenhouse, shed, apple tree, flowerbeds and side access via a garden gate.

Side Garden

Mostly laid to lawn with flowerbeds, oil tank, external tap and side access via a garden gate.

Front Garden

Mostly laid to lawn with flowerbeds, path leading to front door and a perimeter hedge.

Driveway

Shingle drive with space for 4 cars and a wooden gate.

ADDITIONAL INFORMATION

Important Information

Tenure - Freehold
Services - We understand that mains, electricity, water and drainage are connected to the property with oil fired heating.
Council Tax Band - C
EPC Rating - D
Our Ref: SM

Location	Anti Money Laundering Regulations
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Battisford Tye is a small village located in the county of Suffolk, England. The village is situated on a hill and is surrounded by beautiful countryside. The village has a population of around 200 people and is known for its peaceful and tranquil atmosphere.

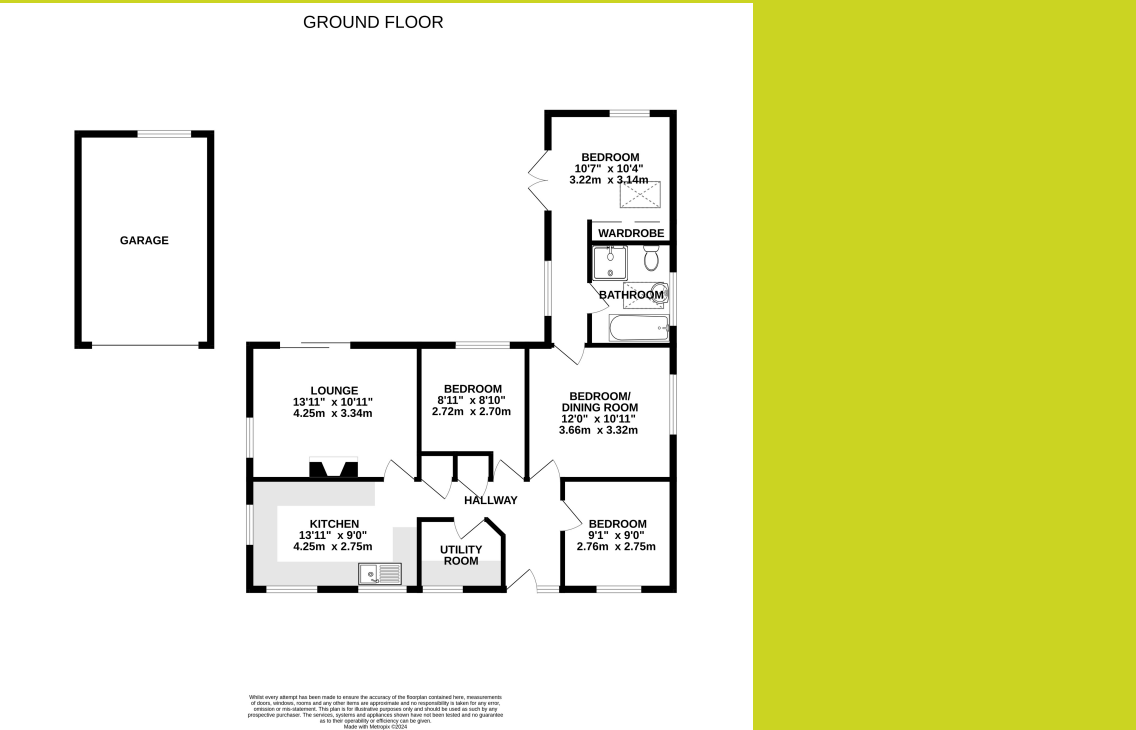
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Directions

Using a Satnav, please use IP14 2LG as the point of destination.

Disclaimer

In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. No statement in these particulars is to be relied upon as a statement or representation of fact. Any areas, measurements or distances are only approximate.



The above floor plans are not to scale and are shown for indication purposes only.

