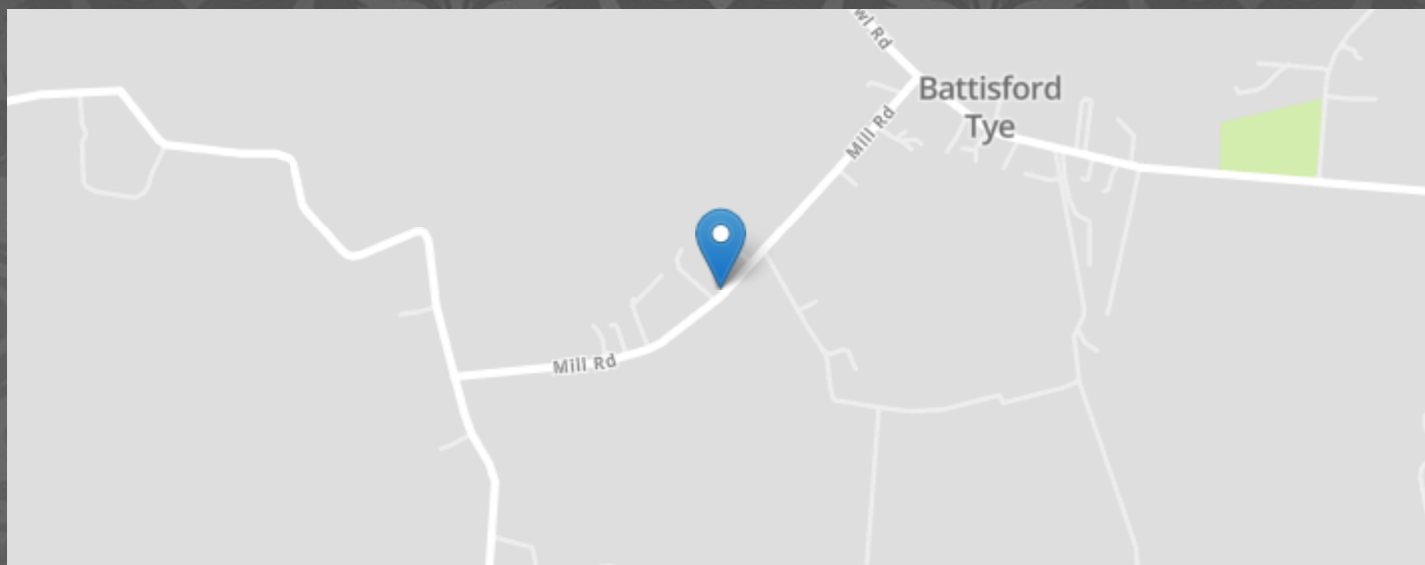


Mill Road, Battsiford



MARKS & MANN



- RENOVATED THROUGHOUT
- UTILITIES AREA
- WRAP AROUND GARDEN
- DETACHED FOUR BEDROOM BUNGALOW

- LARGE WORKSHOP
- PRIVATE DRIVEWAY WITH GATES
- NEW FLOORING
- INTEGRATED APPLIANCES - DISHWASHER, FULL LENGTH FRIDGE AND FREEZER, COFFEE MACHINE, EXTRACTOR FAN, BINS, TWO SINGLE OVENS AND COMBINATION MICROWAVE

Mill Road, Battsiford

Welcoming to market this FOUR BEDROOM DETACHED bungalow situated in the desirable location of Battsiford. This bungalow has a private driveway with gated access. The bungalow has been renovated throughout, with the benefit of having three large double bedrooms and a smaller fourth double. The property has the benefit of having ample storage space and a large outdoor workshop.

MARKS & MANN

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£550,000 Guide Price

Mill Road, Battisford

Kitchen/Dining

5.02m x 5.74m (16' 6" x 18' 10") A fantastically modernised kitchen/diner offering a generous amount of space throughout. There is a featured breakfast island with marble effect worktops, the breakfast island also features an integrated downdraft extractor, electric hob top and plenty of storage. There are floor and overhead units with a gloss finish and soft touch close. The kitchen features two integrated full size standard oven with grills, integrated combi-microwave and coffee machine. The kitchen has a solid quartz sink which overlooks the side of the property and is fitted with a boiler tap. The kitchen has new flooring throughout. There are double French doors leading out onto the front of the property and an entrance door which leads into a small porch area.

Utility

2.11m x 3.00m (6' 11" x 9' 10") The utility area has a fitted solid quartz sink and marble effect worktops which flow with the kitchen style. The utility area has an integrated full length fridge and separate full length freezer. There is plenty of storage cupboards and space for a washer/dryer. You can access the back garden through here.

Living Room

5.01m x 3.18m (16' 5" x 10' 5") This spacious living room features double French doors and newly fitted flooring.

Main Bedroom

4.47m x 3.00m (14' 8" x 9' 10") This large double bedroom has neutral décor and newly fitted flooring, there is an en-suite which is fitted with a walk-in shower, wash basin and WC. The bedroom also has a good size walk-in wardrobe and overlooks the rear garden.

Bedroom Two

3.54m x 4.05m (11' 7" x 13' 3") This spacious double bedroom overlooks the rear garden and is currently laid out with a double bed, desk area and storage. This bedroom has the benefit of having a walk in wardrobe.

Bedroom Three

4.55m x 3.02m (14' 11" x 9' 11") A large double bedroom, there is currently a king size bed and freestanding storage. The bedrooms features a fantastic size bay window which overlooks the front of the property.

Bedroom Four

3.57m x 2.51m (11' 9" x 8' 3") This bedroom is currently fitted with two double wardrobes and has a bunkbed, the room could accommodate for a small double bed should this be desired.

Bathroom

The bathroom is fantastically presented and has been fitted with a four piece suite including large walk in shower, bath, wash basin and WC. There are featured floor to ceiling wall tiles and large fitted gloss tile flooring. The bathroom has neutral colour décor and is filled with natural light.

Outside

The property features a wrap around garden with large driveway. The front of the property has a loose stone driveway, there is a laid to lawn area to the right of the bungalow with a patio area for seating. The rear garden is all laid to lawn and offers complete privacy. The large workshop in the garden offers a huge potential and plenty of outside storage. The garden is fully enclosed with wood fencing.

Location

Battisford is a village and civil parish in the Mid Suffolk district of Suffolk. The village is about 4 miles south of Stowmarket, the village contains a Parish Church, a community centre, a village green with play area and a village Pub.

Important Information

Tenure – Freehold.

Services – we understand that oil, mains electricity, water and drainage are connected to the property.

Council tax band - E.

EPC rating - E.

Directions

Using a SatNav, please use IP14 2LT as the point of destination.

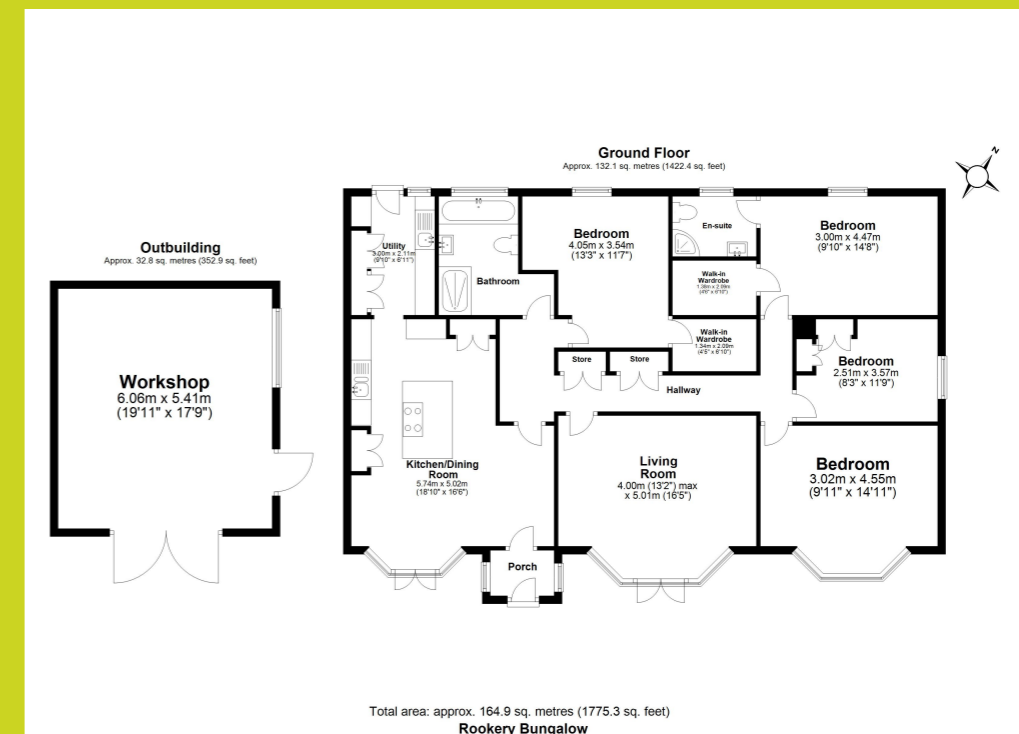
Mill Road, Battisford

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

Anti Money Laundering Regulations

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.



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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	