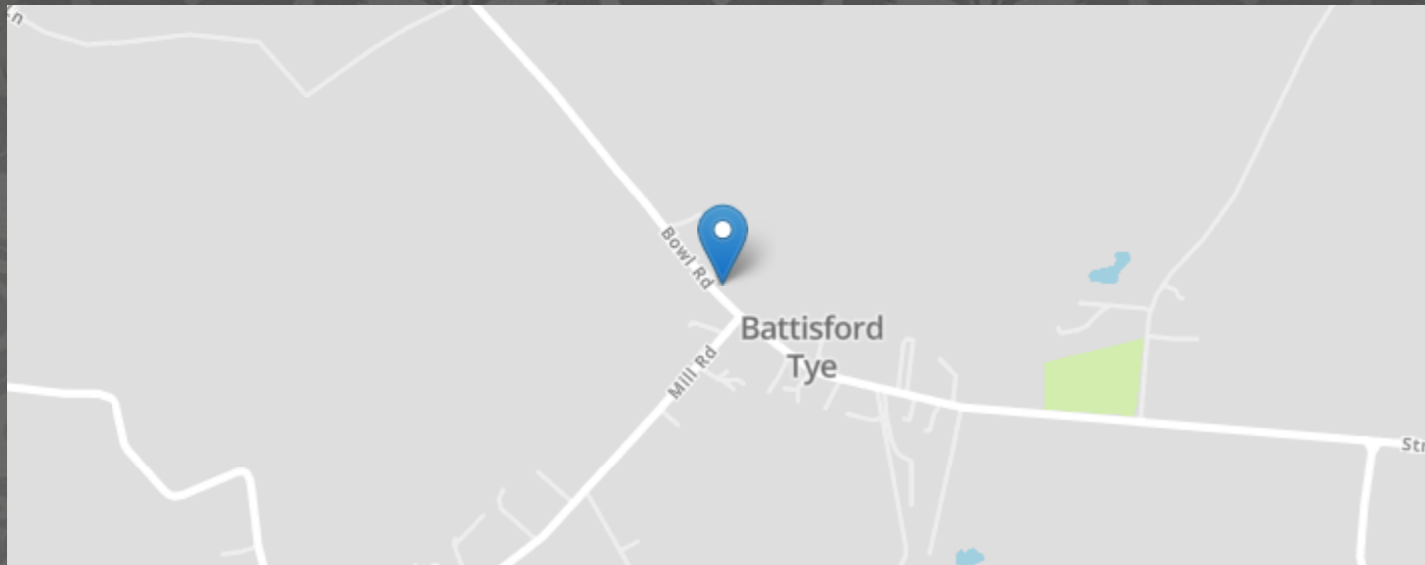


Bowl Road, Battisford, Stowmarket



- 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



### 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.

MARKS & MANN

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£430,000

## Bowl Road, Battsiford, Stowmarket

### INSIDE

#### Hallway

Spotlighting, radiator, storage cupboard, airing cupboard and wood effect flooring.

#### Lounge

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

4.25m x 2.75m (13' 11" x 9' 0")  
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.

#### 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

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

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")  
Overhead lighting, front aspect UPVC double glazed window, radiator and wood effect flooring.

#### 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

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

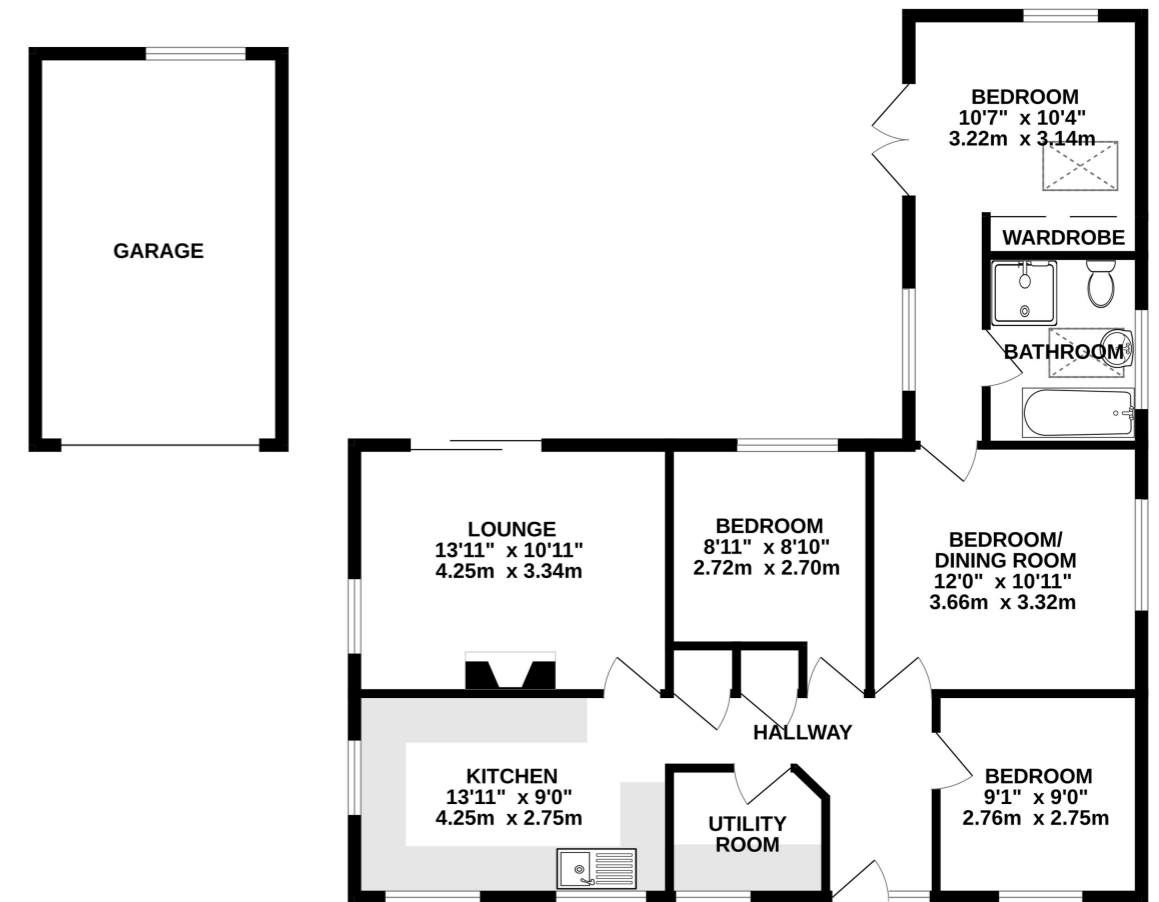
#### Location

Battsiford Tye is a small village located in the county of Suffolk, England.



## Bowl Road, Battsiford, Stowmarket

### GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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The above floor plans are not to scale and are shown for indication purposes only.