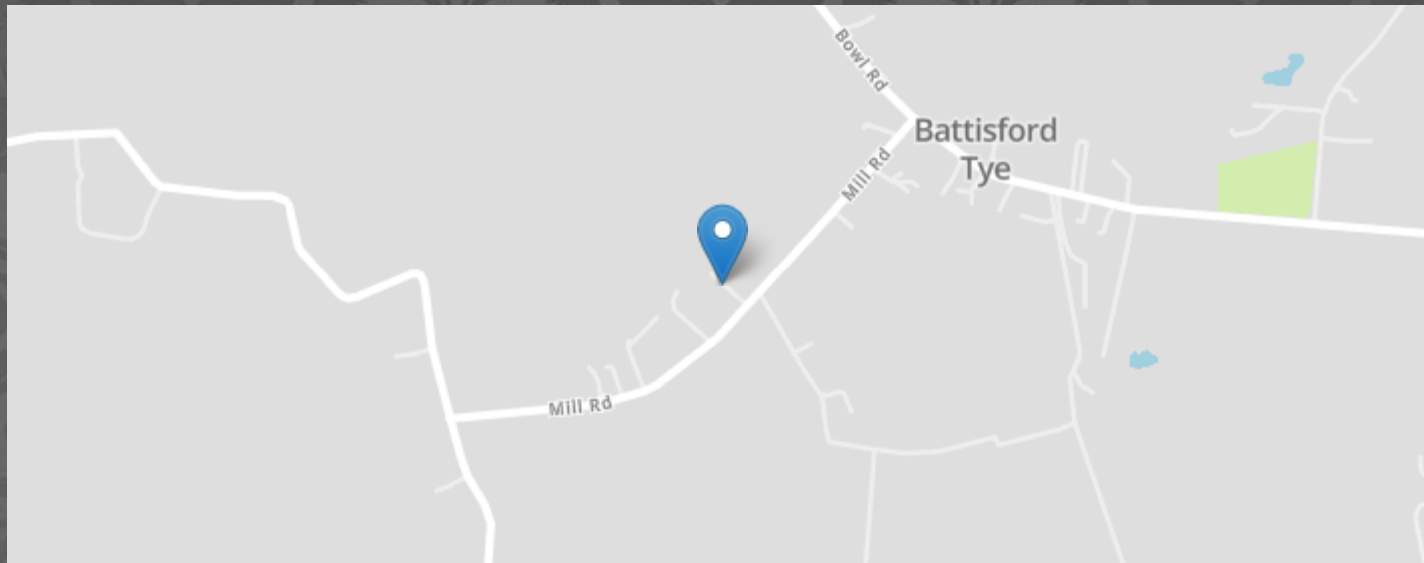


Mill Road , Battisford ,



MARKS & MANN



- FOUR DOUBLE BEDROOMS
- DESIRABLE LOCATION - BATTISFORD
- RECENTLY MODERNISED THROUGHOUT (WITHIN LAST FOUR YEARS)
- WOOD BURNING STOVE
- WATER SOFTENER INSTALLED
- CUL-DE-SAC LOCATION
- AMPLE OFF-ROAD PARKING
- FRONT AND REAR GARDENS
- GARAGE WITH POWER AND LIGHTING

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Mill Road , Battisford ,

Proudly presenting this STUNNING FOUR BEDROOM CHALET BUNGALOW located in the heart of BATTISFORD. This property was converted in 2007 into a residential dwelling and has been MODERNISED THROUGHOUT in the last 4 years. There are FOUR DOUBLE BEDROOMS and an OPEN-PLAN KITCHEN/DINER with double doors leading into the good-sized reception with a WOOD BURNING STOVE. The property benefits from THREE BATHROOMS, abundant storage solutions, AMPLE OFF-ROAD PARKING and a GARAGE with POWER AND LIGHT connected. This property is not to be missed.

£475,000 Guide Price

Mill Road , Battisford ,

Ground Floor	Cloakroom
Living Room	A good-sized room with WC and wash basin. There is a UPVC double glazed frosted window to the front aspect of the property.
4.42m x 5.80m (14' 6" x 19' 0") A deceptively spacious room with double glazed UPVC French doors leading to the rear aspect of the property. Two UPVC double glazed windows to the rear aspect of the property. Stunning engineered oak hardwood flooring. The wood burning stove is a striking centrepiece and provides a cosy addition to the property. Internal double doors leading to the kitchen/diner. Radiator.	First Floor
Kitchen/Diner	Bedroom One
4.42m x 5.76m (14' 6" x 18' 11") Immaculately presented room with a range of over and under counter cupboards with a grey gloss finish. There is an under counter cupboard with organiser drawers making the most of the storage space. The kitchen benefits from an integrated dishwasher, integrated wine fridge, a range-master oven and extractor overhead, space for an American-style fridge/freezer, composite splashback and a stainless steel sink/drainer. There is ample space for a dining table. There are UPVC double glazed French doors leading to the rear garden. A double glazed UPVC window to the rear aspect allows for further natural light to beam through. Tiled flooring. Radiator. There are double doors leading to the lounge area, a door through to the utility room and another to access the entrance hall.	6.55m x 4.21m (21' 6" x 13' 10") A large double bedroom with two eaves storage spaces. The eaves storage are fitted with individual light fixtures. There are two built-in wardrobes. There is also a built-in cupboard which houses the immersion tank. There are two UPVC double glazed windows providing a dual aspect to the front and side. Fitted carpet. Feature wall. Modern light fixture. Radiator.
Utility Room	En-suite
1.68m x 3.65m (5' 6" x 12' 0") Providing space and plumbing for a washing machine and tumble-dryer. This room benefits from further overhead and under-counter cupboards and a stainless steel sink with drainer. The under-sink is fitted with a water softener. The oil-fired boiler is also housed within this room. There is a UPVC door leading to the side aspect of the property, providing access into the rear garden. Tiled flooring. Part-tiled walls. Extractor fan.	2.02m x 1.78m (6' 8" x 5' 10") A three-piece suite with WC, vanity sink and double-length shower. Floor to ceiling tiled wall in shower cubide. Tiled flooring. A double glazed Velux window to the rear aspect allows natural light to beam through. Heated towel rail.
Bedroom Three/Dining Room	Bedroom Two
4.10m x 3.92m (13' 5" x 12' 10") This room offers versatility being laid out currently as a separate dining space but could welcome another double bedroom to the property. There is a UPVC double glazed window to the front aspect of the property. There is ample space for a double bed and wardrobes. Hardwood flooring. Feature wall. Stunning centrepiece light fixture. Radiator.	6.55m x 3.96m (21' 6" x 13' 0") A generously sized double bedroom with two eaves storage spaces with individual internal light fixtures. There is a UPVC double glazed window to the front aspect of the property. Fitted carpet. Feature wall. Radiator.
Bedroom Four	Bathroom
2.88m x 3.65m (9' 5" x 12' 0") A double bedroom with a UPVC double glazed window overlooking the front garden and aspect of the property. Fitted carpet which has been updated and well maintained within the last four years. Radiator.	2.02m x 2.00m (6' 8" x 6' 7") A modern three-piece suite fitted only four years ago consisting of a WC, vanity wash basin and a rolltop bath with shower fixture overhead. There is a double glazed Velux window to the rear aspect of the property allowing natural light to beam through. Floor to ceiling tiles and tiled flooring. Heated towel rail.
	Outside
	Front garden: There is a private garden space adjacent to the front aspect of the property which could be kept or transformed into further parking for the property. There are two off-road parking spaces to the side aspect of the property. There is a side gate leading providing rear access. Storm porch with outside lighting.
	Rear garden: The rear garden is a private space and provides a blend of grass and patio areas with established shrubs assisting with the privacy. The porcelain tiles make up a useful patio space currently staged with ample outdoor seating and potted plants. Oil tank. Wood store.

Mill Road , Battisford ,

The grey-finish cladding on the exterior of the property has been stripped and repainted.

Garage:
A good-sized single garage with power and lighting. The garage can comfortably fit a modern car and there is boarding above to provide further storage solutions.

Important Information

Tenure – Freehold.
Services – we understand that oil, mains electricity, water and drainage are connected to the property.
Council tax band D
EPC rating C

Directions

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

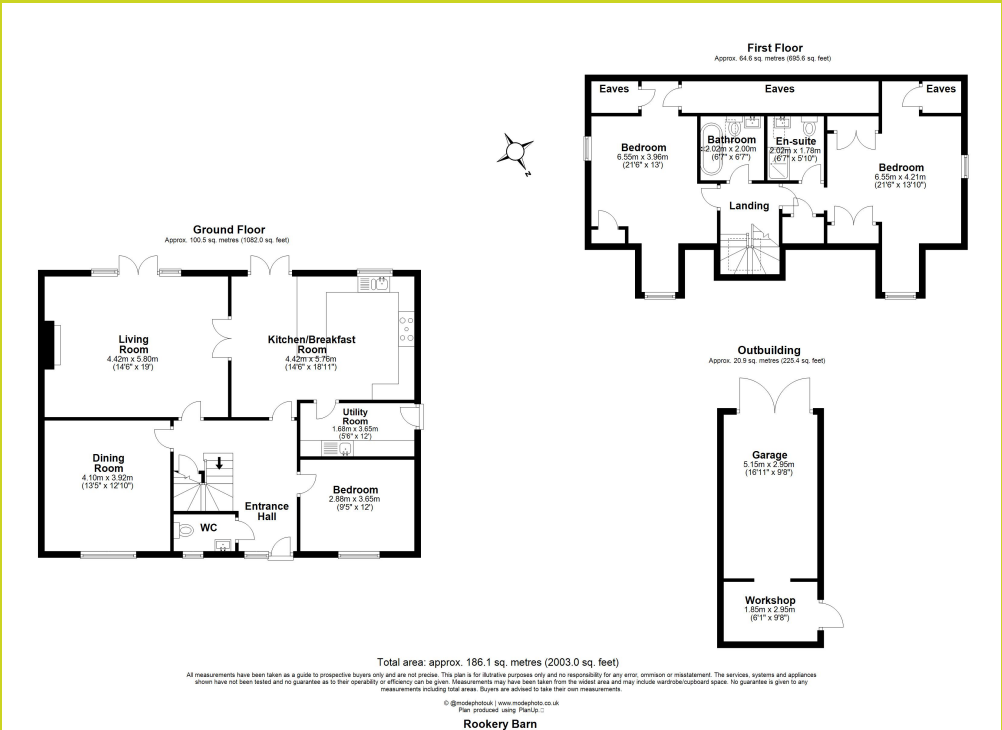
Disclaimer

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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.

