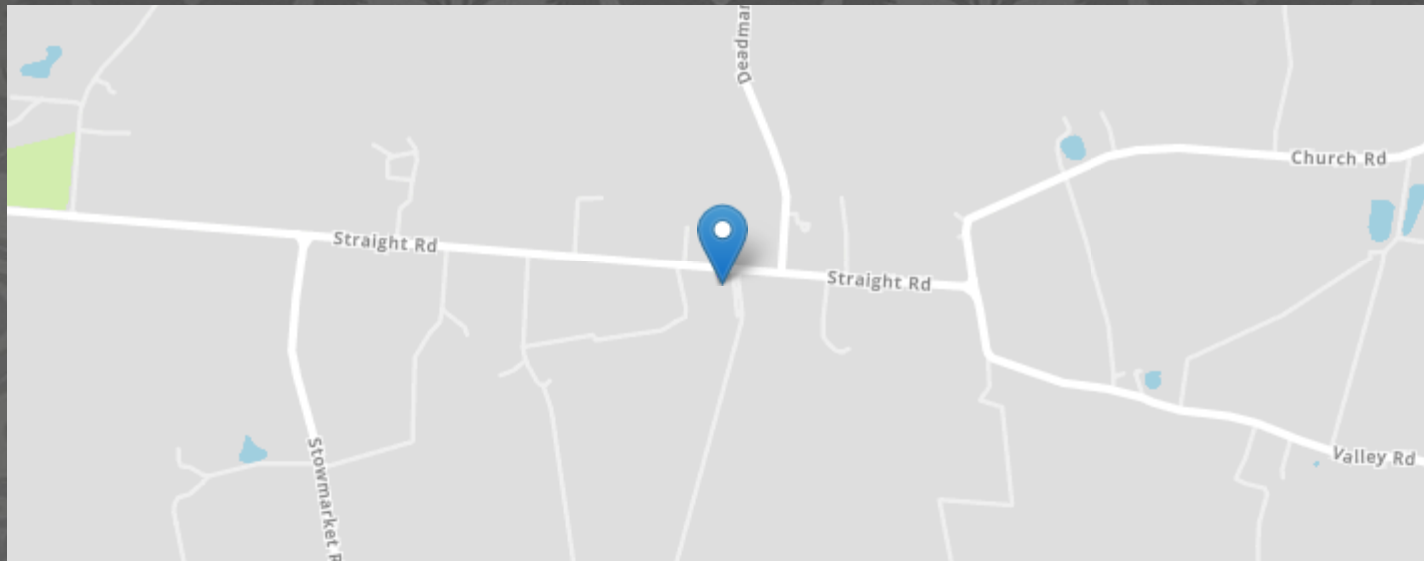


Straight Road, Battisford, Stowmarket



- SOLAR PANELS
- EXTENDED
- SOUTH FACING GARDEN
- FEATURED WOODBURNER
- UTILITIES AREA
- VENDORS HAVE FOUND ONWARD
- MODERN BATHROOM
- SHINGLE DRIVEWAY FOR SIX CARS
- EV CHARGING POINT
- PLAY ROOM

MARKS & MANN

8 Needham Rd, Stowmarket, Suffolk, IP14 2AW.

01449 867 590

contactstowmarket@marksandmann.co.uk

Website [www.marksandmann.co.uk](http://www.marksandmann.co.uk)

MARKS & MANN



### Straight Road, Battisford, Stowmarket

Marks and Mann are pleased to bring to market this EXTENDED FIVE BEDROOM SEMI-DETACHED house located in Battisford. The property benefits from a LARGE DRIVEWAY offering space for up to SIX CARS. With original oak wood flooring featuring through areas on the ground floor, LARGE SOUTH FACING rear garden, wood burner feature in the well presented reception area, kitchen refreshed last year, play room, utility area, boot room, two reception areas one which is open plan with dining room, study/bedroom. The house offers ample space throughout and a great MULTI-GENERATIONAL HOME. Early viewing recommended to appreciate all the property has to offer.

**£500,000 Offers in Excess of**



## Straight Road, Battisford, Stowmarket

### Living Room

4.10m x 3.60m (13' 5" x 11' 10") Beautifully presented with original oak wood flooring, modern décor and plenty of storage with built in units, shelving and understairs storage. Newly added wood-burner. Double glazed window overlooking the front of the property. Skimmed ceiling.

### Dining Room

3.60m x 3.60m (11' 10" x 11' 10") Spacious dining room with bi-fold doors leading into the living room to offer both open and closed spaces. The dining room has a featured built in bench for seating and a double built in storage cupboard. Modern décor throughout. Double glazed window overlooking the side of the garden.

### Boot Room

1.70m x 1.60m (5' 7" x 5' 3") Built in storage cupboards with seating. Laminate flooring.

### Play Room

2.80m x 3.40m (9' 2" x 11' 2") Spacious downstairs area which is currently used as a play room, this area could provide a ground floor bedroom offering the potential for an annexe if desired. The room has laminate flooring and neutral décor. Double glazed window. Radiator.

### Sitting Room

2.80m x 3.80m (9' 2" x 12' 6") The sitting room offers an additional reception area and makes good use for the multi-generational home, with laminate flooring and neutral décor. The room is filled with natural light from the double glazed window to the front aspect. Access to the front entrance and play room. Radiator.

### Bathroom/WC

1.58m x 1.50m (5' 2" x 4' 11") The ground floor cloak room is currently being used as a utility area and offers a WC and wash basin. This room could be changed back into a bathroom or shower room in line with if an annexe is desired. Modern floor to ceiling tiles.

### Utility

2.38m x 1.42m (7' 10" x 4' 8") Separate utility area off the kitchen, this area is currently being used for storage but plumbing is available for a washing machine to be added.

### Kitchen

5.58m x 4.30m (18' 4" x 14' 1") As part of a previous extension, the kitchen offers plenty of space. There are floor and overhead units which have recently been refreshed. The kitchen offers an integrated double oven and electric hob top with overhead extractor fan. Laminate flooring and neutral décor. Double french doors leading to the patio area of the garden. Single door leading to the side of the garden. Double glazed window to rear aspect. Radiator.

### Bedroom One

2.80m x 4.37m (9' 2" x 14' 4") Double bedroom with modern décor and fitted carpet. The room comes with the benefit of having an en-suite to include WC and wash basin. Double glazed window overlooking the rear garden. Radiator.

### Bedroom Two

2.62m x 3.35m (8' 7" x 11' 0") Double bedroom with laminate flooring and shake style wall panelling. Skimmed ceiling with inset spotlights. Double glazed window overlooking the rear garden. Radiator.

### Bedroom Three

2.62m x 2.88m (8' 7" x 9' 5") Small double bedroom with fitted carpet. Neutral décor with skimmed ceiling and inset spotlights. Walk in storage cupboard which is currently used as a walk in wardrobe. Double glazed window overlooking the front of the property. Radiator.

### Bedroom Four

2.80m x 2.39m (9' 2" x 7' 10") Small double bedroom with fitted carpet. Well presented with skimmed ceiling. Double glazed window overlooking the front of the property. Radiator.

### Bedroom Five / Study

2.68m x 2.88m (8' 10" x 9' 5") This bedroom is currently being used as an at home study but can be used as a small double or single bedroom. The room has lino flooring and modern décor. Double glazed window overlooking the front of the property.

### Bathroom

2.68m x 2.45m (8' 10" x 8' 0") Modern bathroom with engineered oak flooring and underfloor heating. The bathroom offers a four piece suite to include double walk in shower with rainfall shower above, bath, WC and double vanity unit. Modern floor to ceiling tiles. Skimmed ceiling. Double glazed frosted window. Extractor fan.

### Outside

Front;  
Large shingle driveway and EV charging point. NEW front door with canopy porch and outdoor lighting. Shrubby and flower beds.  
Rear;  
LARGE south facing garden with good size patio area for seating. Laid to lawn are with two outbuildings for storage. Decking area. In-built trampoline. Lots of potential to further extend or add a pergola to the rear end of the garden.

### Important information

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

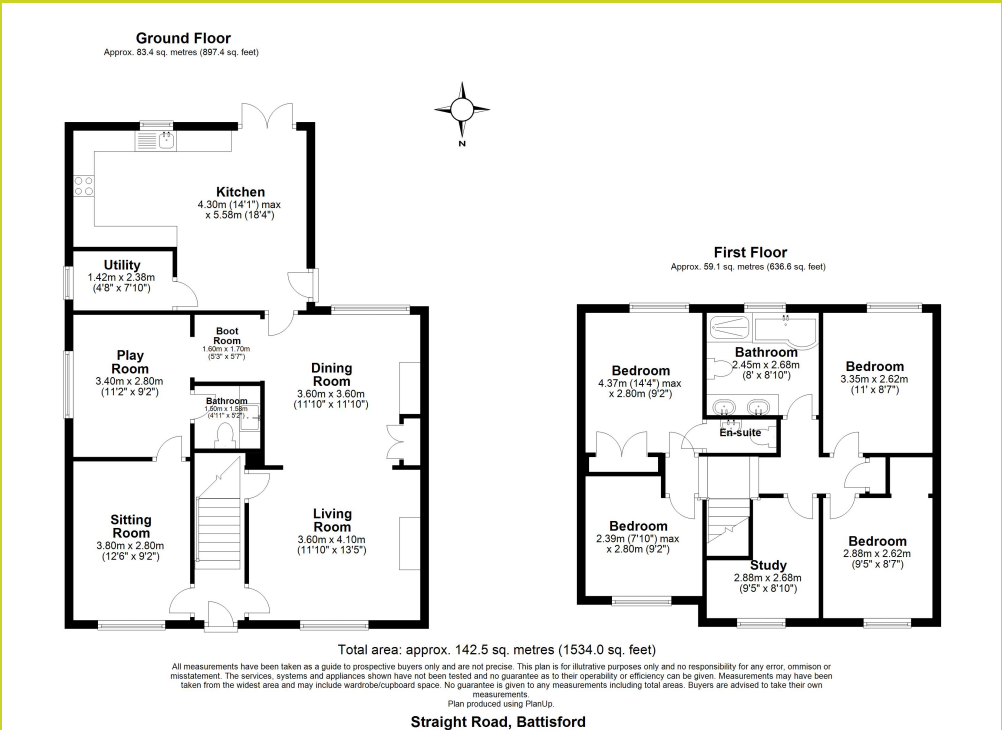
## Straight Road, Battisford, Stowmarket

### 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.

