

Straight Road, Battisford, Stowmarket



- NO ONWARD CHAIN!
- SWIMMING POOL IN GARDEN
- SHOWER ROOM AND FAMILY BATHROOM
- LARGE DRIVEWAY AND DOUBLE GARAGE

- FOUR BEDROOM DETACHED BUNGALOW
- CONSERVATORY
- MODERNISATION REQUIRED
- 1/3 ACRE

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Straight Road, Battisford, Stowmarket

NO ONWARD CHAIN

Welcoming to market this FOUR BEDROOM DETACHED bungalow nestled in the village location of Battisford. The bungalow sits on around a THIRD OF AN ACRE with a SWIMMING POOL in need of refurbishing, a gated entrance with large driveway and DOUBLE GARAGE. This is a fantastic opportunity for someone looking to put their stamp on a spacious bungalow with potential to extend (STP) and renovate throughout. The property offers four bedrooms, reception area, bathroom, shower room, kitchen, diner and conservatory. There is an outside shed offering further storage. EARLY VIEWING RECOMMENDED.

£450,000 Guide Price

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Entrance

Good size entrance hall which includes double large built-in cupboard for storage.

Living Room

Spacious living room with dual aspect views of the front and side of the property. The living room has fitted carpet and neutral décor, there is a fitted fireplace and corner units. Wall and ceiling light fittings. Radiator.

Kitchen

Fitted kitchen with floor and overhead units. the kitchen offers a great space for updating and potentially opening up into the dining room to offer a larger open plan space. Fitted tiled flooring and partly tiled splash backs. Fitted oven, electric hob top with overhead extractor fan, stainless steel wash basin with double glazed window overlooking the front of the property, space for fridge/freezer and plumbing for washing machine. Built in storage cupboard. Side door leading to the side of the property.

Dining Room

Curved archway leading from the kitchen into this good sized dining room with fitted carpet. Wall and ceiling light fittings and double glazed sliding doors leading into the conservatory. Neutral décor. Radiator.

Main Bedroom

Large double bedroom with two double built-in wardrobes. Fitted carpet. Neutral décor. Wall and ceiling light fittings. Large double glazed window overlooking the side of the property. Radiator. There is potential to knock through to the shower room to provide an en-suite if desired.

Bedroom Two

Double bedroom with double built-in wardrobe. This bedroom is located to the front side of the property. Double glazed window. Fitted carpet. Radiator.

Bedroom Three

Double bedroom located to the rear of the property. Fitted carpet. Double built-in wardrobe. Large double glazed window overlooking the rear garden. Radiator.

Bedroom Four

Small double bedroom with fitted carpet. Double glazed window. Radiator.

Bathroom

The bathroom is currently fitted with a three piece suite to include bath, WC and wash basin. The bathroom provides a great space for modernisation and creativity, there is currently floor to ceiling tiles and wall mounted mirror with storage. Fitted carpet. Double glazed frosted window.

Shower Room

Currently fitted with a three piece suite to include walk-in shower, WC and vanity wash basin. The shower room has fitted carpet and floor to ceiling tiles. Double glazed frosted window.

Conservatory

Conservatory/Glass garden room offering a wonderful seating area with views of the extensive rear garden. Tiled flooring and double glazed door leading to the patio area. Some areas will need refurbing but the space offers a fantastic opportunity.

Outside

Front;
The entrance offers a small brick wall with established trees and shrubbery with gated fencing, once inside the driveway there is space for up to 10 cars and a double garage. Tall well maintained hedging to both sides, well presented flower bed section to the front and side.

Rear;
Extensive gardens with around 1/3 acre, backed on to fields for that perfect secluded opportunity. There is a large patio area for seating, good size brick built 'shed' with power and lighting. The garden offers an inground heated swimming pool which will need maintenance and potential repairs. Plenty of well established trees and shrubbery.

Important information

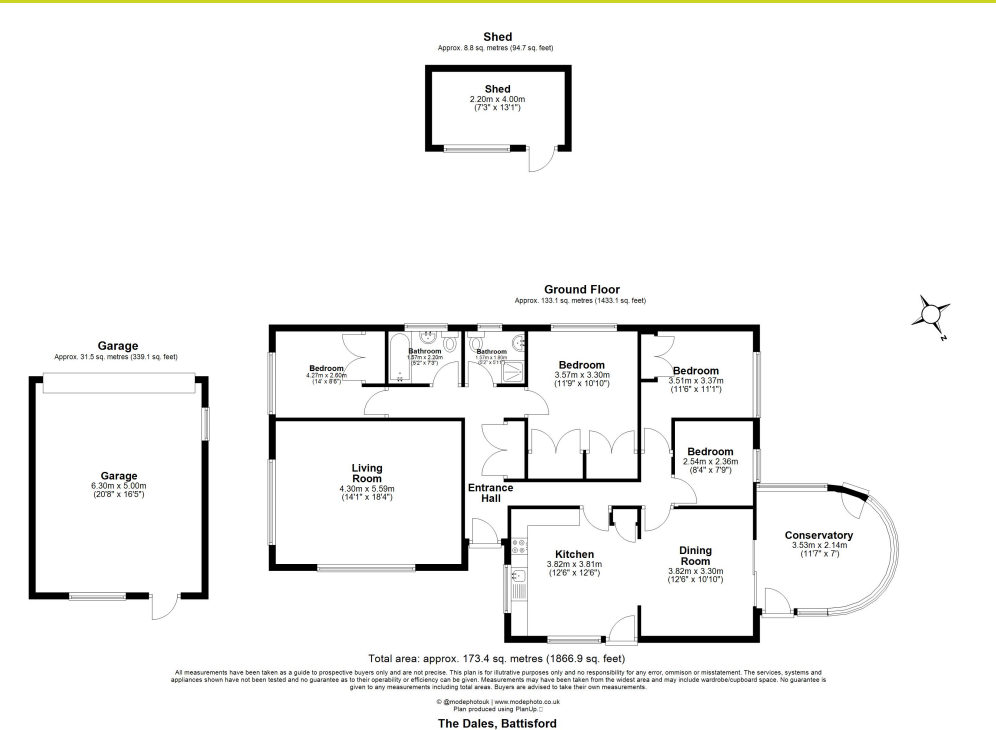
Tenure – Freehold.
Services – we understand that oil, electricity, water and drainage are connected to the property.
Council tax band - E
EPC rating - TBC

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.

