



BRAMBLES CHURCH ROAD

FROST & PARTNERS

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BATTISFORD, STOWMARKET | SUFFOLK | IP14 2HE



A beautifully presented four bedroom detached house with kitchen/breakfast room, three reception rooms, utility and a ground floor cloakroom, together with a family bathroom and an en-suite shower room on the first floor. Outside, there is a detached double garage, ample off road parking and good sized private gardens to the rear. All located in the popular village of Battisford,

As you enter the property, there is a hallway with a staircase rising to the first floor and doors to the kitchen/breakfast room, study, cloakroom and sitting room, which has dual aspect windows to the front and side, an inset wood burning stove and opening to the dining room, which has French doors overlooking and leading out to the rear gardens. The kitchen/breakfast room has two windows to the rear overlooking the gardens and comprises a sink unit inset into a range of work surfaces; incorporating a breakfast bar and with cupboards and drawers below, matching wall mounted cupboards, range of integrated appliances including; dishwasher, microwave, double oven and four burner hob with extractor above, space for fridge/freezer and door to the utility room, which has a door leading out to the rear gardens, sink, integrated freezer and space and plumbing for a washing machine. There is also a study on the ground floor with a window to the front.

On the first floor, there is a landing with doors to the bedrooms and the family bathroom.



The principal bedroom has a window to the front and benefits from a built-in double wardrobe and an en-suite shower room. The family bathroom has a window to the rear and a white suite comprising a panelled bath, corner shower, wc and vanity wash basin.

Outside, to the front, there is a detached double garage and a driveway providing off road parking for several vehicles. To the rear, the gardens are laid mainly to lawn with a patio seating area, decked seating area, pizza oven and a garden shed. All bounded by fencing and hedging.

Guide Price - £625,000

Additional Information

Tenure: Freehold

Local Authority: Babergh District Council

Council Tax: E



Brambles Church Road, Battisford, Stowmarket, IP14

Approximate Area = 2411 sq ft / 223.9 sq m (includes garage)

Limited Use Area(s) = 202 sq ft / 18.7 sq m

Total = 2613 sq ft / 242.7 sq m

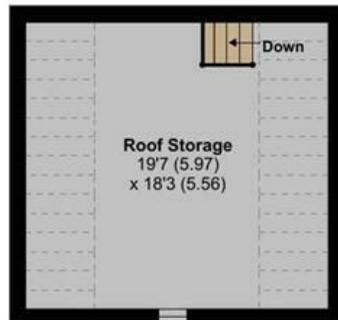
For identification only - Not to scale



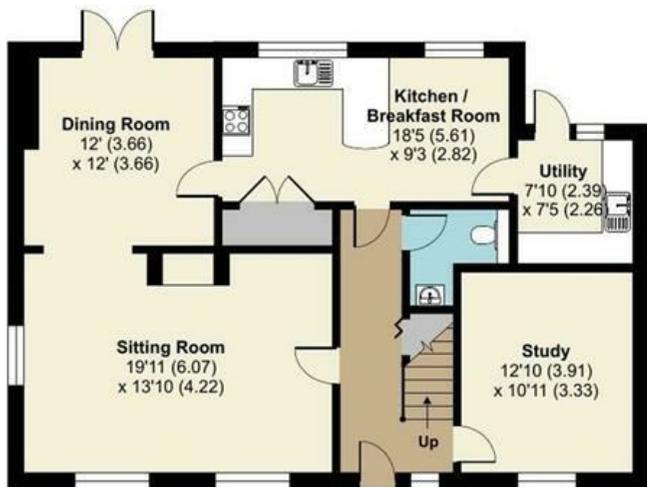
Denotes restricted head height



FIRST FLOOR



GARAGE FIRST FLOOR



GROUND FLOOR



GARAGE GROUND FLOOR



FROST & PARTNERS

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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Lacy Scott & Knight. REF: 1027070