



Rock Estates



Brambles Church Road

Battisford, IP14 2HE

Offers in excess of £600,000



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Situated in the picturesque village of Battisford and occupying an enviable plot is this detached family home. With an abundance of footpaths on your doorstep it's the perfect spot to explore the Suffolk Countryside.

The property has been well maintained throughout and offers a modern kitchen/breakfast room overlooking the landscaped rear garden. There is the useful addition of a utility with space for appliances, along with a further three reception rooms. The downstairs study is a fantastic size and would also make the perfect playroom or fifth bedroom. The dining room opens to the rear garden and flows seamlessly to the sizeable living room which boasts an inset log burner which is perfect for cosying up in the colder months. The open hallway and landing are bright and spacious with a velux window allowing natural light to flood the spaces. To the first floor the main bedroom suite offers a sizeable ensuite as well as fitted wardrobe space. There are a further three bedrooms along with a four piece bathroom suite.

The west facing rear garden offers a private oasis to relax in with its mature trees and plants. The rear garden is predominantly laid to lawn and bound by a mixture of hedging and fencing. There is a sociable decked seating area benefiting from a brick built pizza oven - perfect for enjoying alfresco dining with friends and family. With a large driveway to the front and double garage with electric doors and power and light connected including further roof storage this property offers plenty of room both internally and externally.

Battisford is just a short distance from the popular village of Needham Market where there are a variety of independent shops and public houses along with the library and church. The train line runs a direct link to London Liverpool Street and the A14 trunk road is also just a short distance away for any travel by road. Alternatively there is the larger town of Stowmarket also just a short distance away.





Front

Large single driveway partly enclosed by well established hedging. The driveway offers ample off road parking for a number of vehicles including wooden clad double garage with two electric roller doors offer further space for vehicles or storage. Established flower bed borders the property. Front entrance door opens to:

Entrance Hall

Double glazed window to front. Oak flooring. Stairs to first floor. Doors to:

Study

127" x 10'11" (3.86 x 3.33)

Double glazed window to front. Laminate flooring. Radiator.

Living Room

19'10" x 13'10" (6.07 x 4.22)

Two double glazed windows to front and one double glazed window to side. Log burner with tiled hearth and oak beam above. Two radiators. Opening to:

Dining Room

12'1" x 11'3" (3.69 x 3.44)

Double glazed patio doors open to the rear garden. Radiator. Door to:

Kitchen/Breakfast Room

18'5" x 9'0" (5.63 x 2.76)

Two double glazed windows to rear garden. Range of wall and floor mounted units and drawers. Laminate work surface. Inset stainless steel sink with 1 1/2 drainer and mixer tap over. Integrated Bosch induction hob with Neff extractor hood above. Space for fridge/freezer. Integrated Neff double oven and separate microwave. Integrated dishwasher. Spotlights. Karndean flooring. Radiator. Metro style tiled splash backs. Extended worktop with bar seating area. Door to:

Utility Room

8'5" x 7'5" (2.59 x 2.27)

Double glazed window to rear garden. Part double glazed door to rear garden. Range of wall and floor mounted cupboards. Space for washing machine and tumble dryer. Integrated under counter freezer. Inset stainless steel sink with mixer tap over. Filtered water tap. Tiled splash back. Karndean flooring.

Landing

Velux window to front. Built in cupboard housing water tank and offering extra storage space.



Bedroom One

13'10" x 10'6" (4.23 x 3.21)

Double glazed window to front. Radiator. Built in wardrobe. Door to:

Ensuite

6'5" x 5'11" (1.98 x 1.81)

Velux window to rear. Shower cubicle with dual shower and jet system. Vanity unit with drawer storage and inset basin. W.C. with concealed cistern. Shaver point. Extractor fan. Spotlights. Stainless steel heated towel rail.

Bedroom Two

10'11" x 9'10" (3.34 x 3.01)

Double glazed window to front. Radiator. Loft hatch.

Bedroom Three

13'10" x 6'9" (4.23 x 2.07)

Double glazed window to front. Radiator. Built in wardrobes with sliding doors.

Bedroom Four

10'9" x 7'5" (3.28 x 2.28)

Velux window to rear. Radiator.

Bathroom

9'4" x 7'5" (2.85 x 2.28)

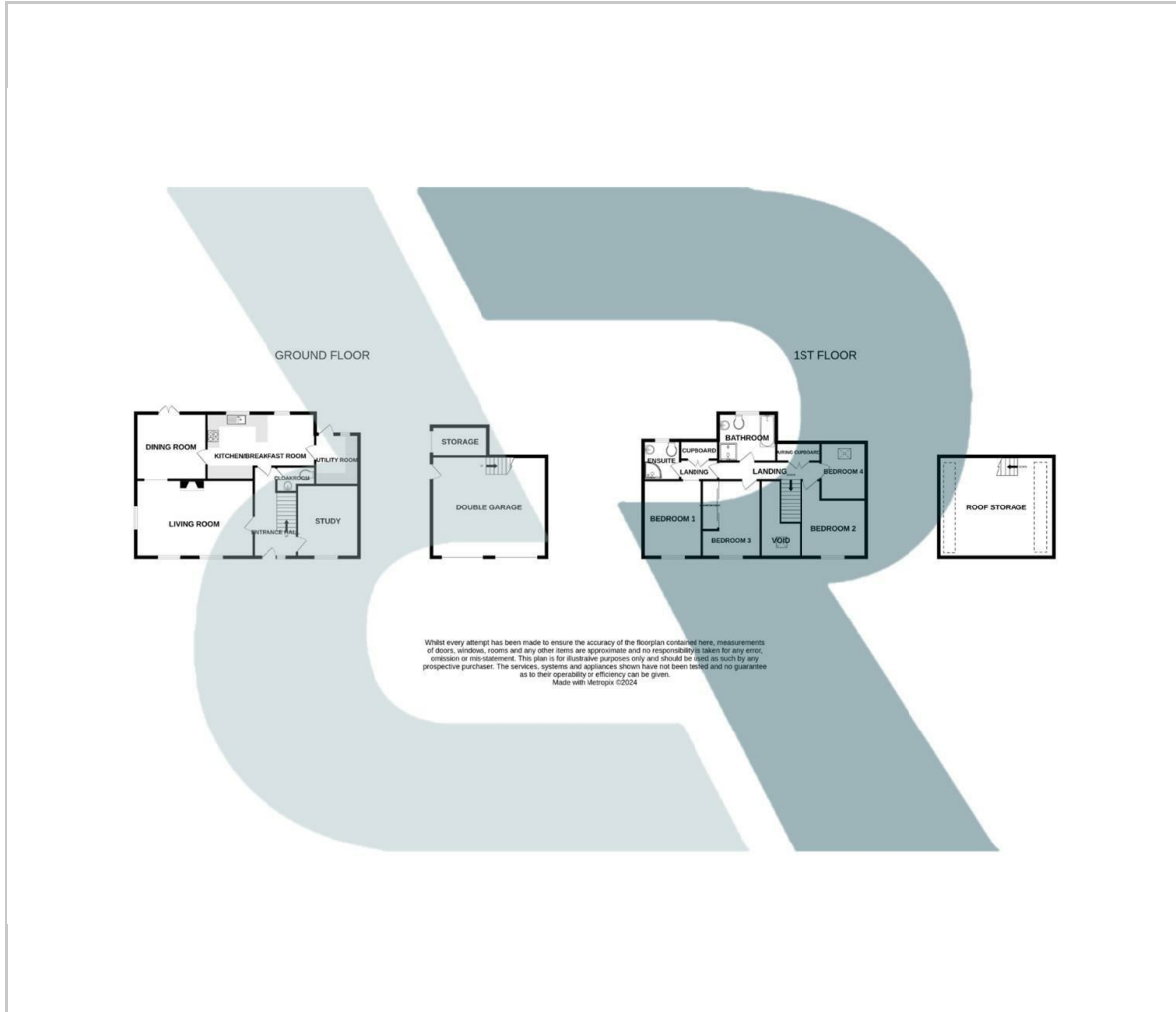
Double glazed window to rear. Low level W.C. Bath with central mixer tap and hide away shower head. Shower cubicle with multi shower head functions and jets. Wall mounted vanity unit with inset basin and cupboard storage under. Stainless steel vertical radiator. Spotlights. Extractor fan. Tiled wall and floors.

Rear Garden

The rear garden is enclosed with a mixture of mature hedging and fencing. With multiple seating areas and a decking area including pizza oven, the rear garden is a real private space to enjoy relaxing in or hosting alfresco dinner parties. The garden is predominantly laid to lawn a variety of mature trees, plants and hedging along with a wooden shed. A hard standing to the side of the property would make a great space for an additional outside building/ shed. There is an outside tap along with outside lighting too. The property benefits from side access which allows for access to the front of the property. The rear garden also houses the Air Source Heat Pump unit.



Floor Plan



Viewing

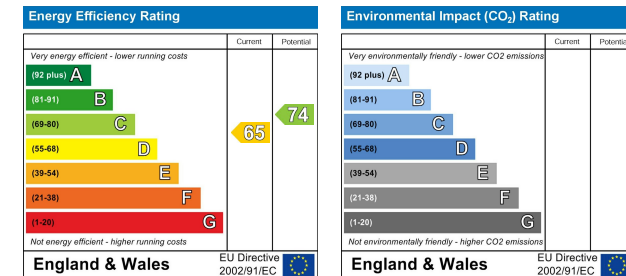
Please contact our Rock Estates Office on 01449 723441 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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