

oakheart

£475,000

Offers Over  
Mill Road, Battsford





Oakheart are pleased to present a unique opportunity to purchase this beautifully presented four double bedroom detached cottage, located in the ever popular village of Battsford. Offered for sale with no onward chain.

Upon arrival, the property is set back from the road down a private driveway to the right hand side. The entrance hall offers access to the cloakroom and lounge, and benefits from having a good size storage cupboard, with stunning natural stone tiled flooring. The cloakroom comprises of a WC and hand wash basin and is fully tiled. Heading through to the lounge, which benefits from dual aspect windows filling the room with natural light. There are doors to the sitting room and kitchen, with stairs raising to the first floor.

The sitting room has French doors to the rear garden, with a stunning brick fireplace and log burner. Heading through to the kitchen, there is a large space for a fridge/freezer, with a dishwasher built in, double oven with an electric hob and extractor above and a large breakfast bar central island. The opening through to the dining area is spacious and light with dual aspect windows overlooking the private rear garden. This is mainly laid to lawn with a decking area, mature shrubs and borders which also lead down the side of the property.

The landing benefits from having two sky lights and real wood beams. Heading through to the master bedroom at the top of the stairs, which overlooks the rear garden and has built in wardrobe space and an ensuite shower room. Inside there is a large shower cubicle with fully tiled surround, WC and hand wash

basin and an eaves storage cupboard space.

The second bedroom is located on the other side of the landing, which also benefits from dual aspect windows overlooking the side of the property. Bedrooms three and four both overlook the rear garden.

Internal viewing highly advised to appreciate the accommodation on offer.









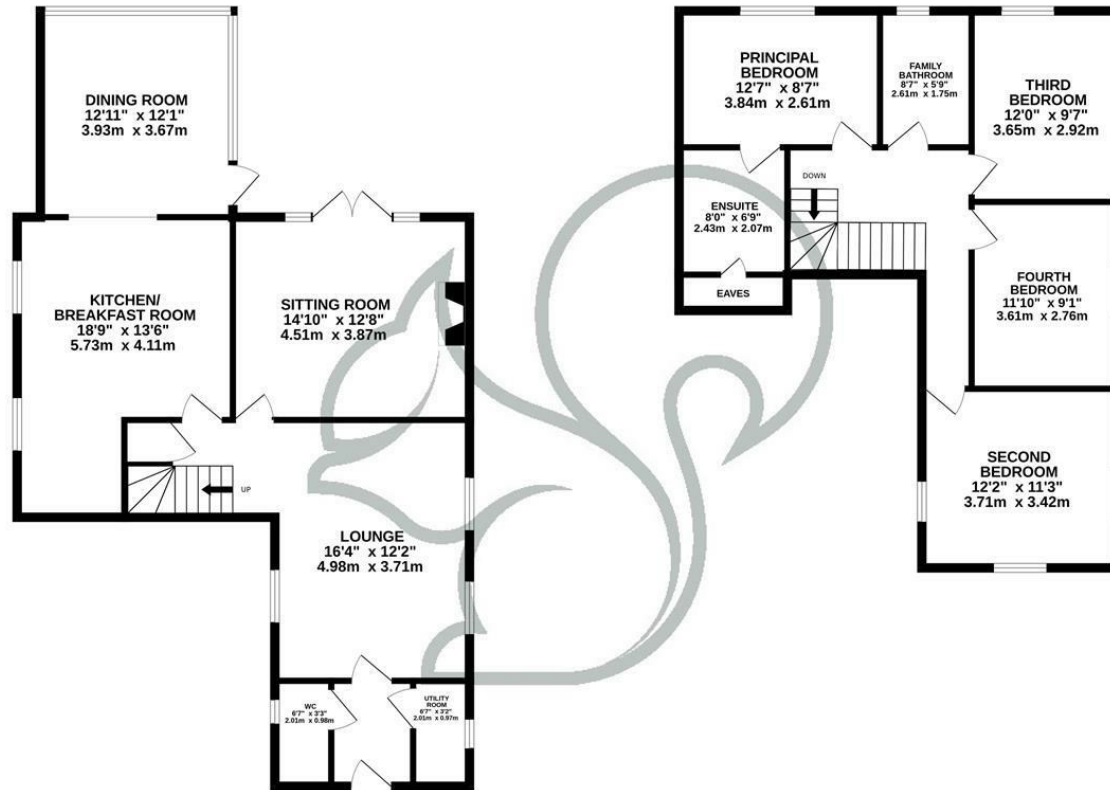






GROUND FLOOR  
886 sq.ft. (82.3 sq.m.) approx.

1ST FLOOR  
698 sq.ft. (64.8 sq.m.) approx.



TOTAL FLOOR AREA : 1584 sq.ft. (147.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Local Authority:  
Mid Suffolk

Tenure:  
Freehold

Council Tax Band:  
D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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