

BUCKS

PROPERTY AGENTS



Rookery Bungalow Mill Road, Battisford, Stowmarket, IP14 2LT

Offers Over £500,000

- Four Bedrooms
- En-Suite to Master Bedroom
- Shutters to the Front of the Property
- Oil Radiator Central Heating
- Double Cedar Built Workshop/ Garage
- Detached Bungalow
- Newly Refurbished to a High Specification
- UPVC Windows
- Laminate Flooring & Oak Internal Doors Throughout
- Village Location

Rookery Bungalow Mill Road, Stowmarket IP14 2LT

Nestled on the charming Mill Road in Battisford, Stowmarket, this exquisite detached bungalow offers a perfect blend of modern living and serene countryside charm. Recently refurbished throughout, the property boasts a fresh and contemporary aesthetic, making it an ideal home for families or those seeking a peaceful retreat. With four spacious bedrooms, this bungalow provides ample accommodation for both relaxation and privacy. The well-appointed reception room serves as a welcoming space for entertaining guests or enjoying quiet evenings with family. The two modern bathrooms ensure convenience for all residents, enhancing the overall comfort of the home. At the heart of the property lies a stunning modern kitchen diner, designed for both functionality and style. This space is perfect for culinary enthusiasts and social gatherings alike, allowing for seamless interaction while preparing meals. Additionally, a utility room adds practicality, making laundry and storage effortless. For those with a passion for hobbies or DIY projects, the cedar-built workshop and garage offer a unique opportunity to pursue creative endeavours or simply provide extra storage space. The property also features generous parking for several vehicles, ensuring that both residents and visitors can enjoy easy access. Located approximately 4 miles from the bustling market town of Stowmarket that offers something for everyone as well as main transport links. Do not miss the chance to make this delightful bungalow your new home and call us for a viewing today.



Council Tax Band: E



Entrance Porch

A contemporary porch leads into the property with windows to side and laminate flooring.

Kitchen/Diner

The kitchen has been recently fitted with a range of modern high and low level units, stylish quartz sink and drainer, boiling hot water tap and features integrated Bosch coffee maker, dishwasher, multi function oven and two electric ovens both at eye level, induction hob with down vent. A matching central island offers seating and additional storage. The dining area had been fitted with a practical media unit and ample space for a family dining table. Herringbone laminate flooring throughout and radiator. A Bay with French doors leading to the front of the property with shutters which floods the room with natural light.

Utility Room

The utility rooms mirrors the kitchen with modern range of high and low level units, Quartz sink and drainer, matching worktops and splashbacks, integrated tall fridge and freezer, plumbing for washing machine, space for tumble dryer, herringbone laminate flooring and door leading to the garden.

Inner Hallway

A spacious and bright area with laminate flooring, built-in double cupboard, shelved airing cupboard that houses the hot water tank, loft access and radiator.

Sitting Room

With bay window and French doors with shutters to the front creating a feeling of open space living. Herringbone laminate flooring, TV point and radiator.

Bedroom One

With window to rear, laminate flooring, walk-in wardrobe and radiator.

En-suite

Newly fitted with fully tiled floors and walls, corner shower in cubicle, basin over vanity unit, shaver and electric toothbrush point, low level W/C and heated towel rail.

Bedroom Two

With window to rear, laminate flooring, walk-in wardrobe and radiator.

Bedroom Three

With bay window to front, laminate flooring and radiator.

Bedroom Four

With window to side, laminate flooring, built-in wardrobe, storage and radiator.

Bathroom

Newly fitted with fully tiled walls and floor, bath with mixer tap, walk in shower, basin over vanity unit, shaver and electric toothbrush point, low level W/C and heated towel rail.

Outside

To the front of the property is a 5-bar gate opening to an extensive gravel driveway providing off road parking for several vehicles leading to an impressive Cedar built garage/workshop with double opening doors, power and light connected. The lawn wraps around the property with mature shrubs and for privacy and seclusion the property is surrounded by fencing.



Directions

Start: Market Pl, Stowmarket IP14 1DT, UK Head north on Market Pl towards Tavern St/B1115 Turn right at the 1st cross street onto Station Rd W/B1115 Turn right onto Gipping Way/A1308 Turn right onto Hollingsworth Rd At the roundabout, take the 1st exit onto Ipswich Rd At the roundabout, take the 2nd exit onto Needham Rd At the roundabout, take the 1st exit onto Poplar Hill Slight right onto Park Rd Slight right onto Bildeston Rd Continue onto Bowl Rd Turn right onto Mill Rd Turn right onto Laburnum Dr Destination will be on the left Arrive: Battsford, Stowmarket IP14 2LT, UK

Viewings

Viewings by arrangement only.
Call 01449614700 to make an appointment.

EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

