

BUCKS

PROPERTY AGENTS



2 Bowl Road, Battisford Tye, Stowmarket, IP14 2LG

Offers Over £400,000

- Three Bedrooms
- Two Reception Rooms
- Sealed Unit Double Glazed
- Single Garage
- Modernised Throughout
- Detached Bungalow
- Utility Room
- Oil Radiator Central Heating
- Off Road Parking For Several Vehicles
- Village Location

2 Bowl Road, Stowmarket IP14 2LG

Nestled in the charming area of Battisford Tye, Stowmarket, this delightful detached bungalow on Bowl Road offers a perfect blend of comfort and modern living. With three spacious bedrooms, this property is ideal for families or those seeking extra space. The master bedroom features elegant French doors that open directly into the rear garden, allowing for a seamless connection with the outdoors. The bungalow boasts two inviting reception rooms, providing ample space for relaxation and entertaining. The sitting room, enhanced by patio doors, leads to a beautifully maintained garden, perfect for enjoying sunny afternoons or hosting gatherings. The property has been modernised throughout, ensuring a fresh and contemporary feel. Practicality is key, with a well-equipped utility room and a single garage that comes complete with power and light connected. There is also off-road parking available for up to four vehicles, making it convenient for families or guests.

This property is not just a home; it is a sanctuary that offers both tranquillity and accessibility. With its modern features and spacious layout, it is a rare find in a desirable location within Battisford is a village within Mid Suffolk with a village green, community centre, parish church and village pub. Located four miles away from Stowmarket offering something for everyone from local, individual and traditional shops, cafes, restaurants, leisure centre, cinema, medical facilities. Ringshall has regular bus connections to the local towns of Hadleigh, Bideston, Hitcham, Great Bricett, Ipswich, Needham Market and Stowmarket offering rail links into London, Cambridge, Norwich and Bury St Edmunds. Whether you are looking to settle down or invest, this bungalow presents an excellent opportunity to enjoy a comfortable lifestyle in a picturesque setting.



Council Tax Band: C



Entrance Hall

With shelved airing cupboard housing hot water tank, built-in cupboard, laminate floor and radiator.

Sitting Room

With window to side and patio doors leading to rear garden ideal for indoor/outdoor entertaining also additionally illuminating the room with natural light, open fireplace with wood burner, TV point, laminate floor and radiator.

Kitchen

With two windows to front and one to side, range of modern high gloss curved high and low units, stainless steel sink and drainer, space for range cooker with extractor hood and fan, integrated fridge and integrated dishwasher.

Utility Room

With window to front, sink and drainer, space for fridge freezer, space for tumble dryer, plumbing for washing machine and laminate floor.

Dining Room

With window to side, laminate floor and radiator.

Bedroom One

With window to rear, Velux window and door leading to rear garden filling the room with natural light, built-in wardrobe to one wall and laminate floor.

Bedroom Two

With window to rear, loft access, laminate floor and radiator.

Bedroom Three

With window to front, laminate floor and radiator.

Bathroom

With window to side and large Velux window, corner shower cubicle, bath, low level W/C, pedestal basin, vinyl floor and heated towel rail.

Outside

To the front of the property a large lawn area with shrubs, hedging, shrub borders, S bar gate and gravel driveway providing off road parking for several vehicles and leading to single garage with up and over door, window to rear and power and light connected. To the side of the property are two side gates leading to the rear garden comprising of patio area ideal for outside entertaining, lawn, mature shrubs, greenhouse, shed, pond, paddocks to rear and for privacy and seclusion is fenced and hedged all around.



Directions

Market Place, 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 Destination will be on the right Arrive: Bowl Road, Battisford Tye, Stowmarket IP14 2LG, UK

Viewings

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

EPC Rating:

D

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