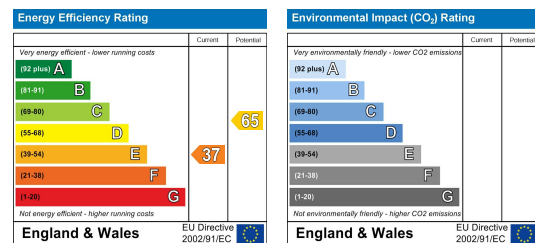




Approximate Floor Area  
1,642 sq. ft.  
(152.6 sq. m.)

Outbuilding  
Approximate Floor Area  
249 sq. ft.  
(23.1 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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**THE PROPERTY MISDESCRIPTIONS ACT 1991**

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**The Oldings , Battsford, Stowmarket, IP14 2HL**

**£550,000**

Having undergone substantial improvement this stunning four bedroom detached bungalow has over 1600fsq ft of accommodation and is situated in the popular village of Battsford, close to Stowmarket. The property is perfectly presented, provides ample living accommodation and offers the most amazing views.



# The Oldings Battsford, Stowmarket, IP14 2HL

## STOWMARKET:

Stowmarket is a market town situated in Suffolk close to the A14 trunk road between Bury St Edmunds to the west and Ipswich to the southeast. The town is on the main railway line between London and Norwich, and lies on the River Gipping, which is joined by its tributary, the River Rat, to the south of the town. The town takes its name from the Old English word stow meaning 'principal place', and was granted a market charter in 1347 by Edward III.

## ENTRANCE HALL:

Double glazed window to front, Kardin floor doors to...

## KITCHEN: 18'8 x 13'3 (5.69m x 4.04m)

Double glazed window to side, ceiling spotlights, range of wall and base units with tiled splashbacks, tiled floor, granite worktops, integrated sink and drainer, gas hob via gas bottles, eye level oven, unused aga, double glazed door to rear and door to...

## UTILITY: 10' x 5' (3.05m x 1.52m)

Double glazed window to side, space for appliances

## CLOAKROOM:

Double glazed window to side, low level w/c and hand wash basin

## STUDY: 9'9 x 7'10 (2.97m x 2.39m)

Double glazed window to front and radiator, Kardin floor and built in hand crafted oak computer desk.

## LIVING ROOM: 25'7 x 13'5 (7.80m x 4.09m)

Brick fireplace, wood burner, radiator, Kardin floors window overlooking fields.

## BEDROOM ONE: 17'5 x 13'9 (5.31m x 4.19m)

Double glazed window to side.

## EN-SUITE:

Double glazed window to side, shower cubicle, tiled floor, hand wash basin, low level w/c and spotlights.

## BEDROOM TWO: 11' x 10' (3.35m x 3.05m)

Double glazed windows to side and rear.

## BEDROOM THREE: 13'1 x 8' (3.99m x 2.44m)

Double glazed windows to side and rear.

## BEDROOM FOUR: 11'4 x 8'10 (3.45m x 2.69m)

Double glazed windows to both sides.

## OUTSIDE:

Cesspit, patio, 1800l oil tank and further patio area at the rear, built up rockery area and vegetable plot.

## OUTBUILDING 22 x 11'7 (6.71m x 3.53m)

## AGENTS NOTES:

New heating and pressure system fitted 2021, oil central heating. Double glazed windows and doors fitted 2020 and oak wood doors.

## NEEDHAM MARKET:

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