



Ernest House Battsford Road, Barking, Ipswich, IP6 £875,000 8HL

OIEO £875,000. Nestled in the charming village of Barking, this stunning four bedroom detached house on Battsford Road offers a unique opportunity to own a self-built home with over 3100 square feet of accommodation. The property boasts a high specification build, including a double garage with studio space above. Upon entering, you are greeted by the most inviting entrance hall, setting the tone for the beauty that lies within. The house features four bedrooms, master with en-suite and walk in wardrobe, there is ample space for a growing family or those in need of a home office or hobby room. One of the standout features of this property is the stunning views over fields, providing a picturesque backdrop to everyday life. In addition to the double garage, the property also offers ample off-road parking, ensuring convenience for multiple vehicles.



THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998

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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs 102 plus) A	100
(81-101) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions 102 plus) A	
(81-101) B	
(69-80) C	
(55-68) D	
(39-54) E	
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Not environmentally friendly - higher CO ₂ emissions	
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BARKING:

Barking is a village and civil parish in the Mid Suffolk district of the English county of Suffolk. It is 2 miles (3 km) west of Needham Market on the B1078 road. The village is linear along the road with its centre being around the area known as Barking Tye and away from the large village church of St Mary.[2] There are six bells that hang the church of St Mary with the largest weighing 11 cwt - 1 qr - 7 lb.[3] All 6 bells were recast and rehung in 1911 by Alfred Bowell.

FRONT DOOR TO...

ENTRANCE HALLWAY:

A most inviting, light and airy good size entrance hallway. With wood flooring, curved bespoke staircase to first floor, walk in storage space and doors to...

CLOAKROOM:

Double glazed window to rear, low level w/c, vanity hand wash basin, wooden floor and spotlights.

SITTING ROOM: 16'1" x 20'4" (4.90m x 6.20m)

Double glazed window to rear, red brick fireplace with beam over. Log burner inset. Ceiling spotlights.

KITCHEN/DINING ROOM: 13'11" x 26'4" (4.24m x 8.03m)

Two double glazed windows to side, range of wall and base units with quartz worktops over, integrated dishwasher and fridge freezer, wine cooler, NEFF eye level double oven, spotlights, tiled floor, double glazed bifold doors to rear garden and island breakfast bar.

UTILITY: 9'4" x 5'2" (2.84m x 1.57m)

Double glazed window to front, tiled floor, base unit, space for appliances, door to plant room with water softener and door to rear garden.

STUDY: 13'9" x 15'10" (4.19m x 4.83m)

Double glazed window to front, wooden floor and spotlights.

LANDING:

Open and light galleried landing, two storage cupboards and doors to...

BEDROOM ONE: 14'1" x 15'3" (4.29m x 4.65m)

Double glazed doors to balcony overlooking fields, air conditioning unit, radiator, spotlights and walk in dressing room with power and light.

EN-SUITE:

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

BEDROOM TWO: 14'1" x 13'5" (4.29m x 4.09m)

Double glazed window to rear, radiator and spotlights.

BEDROOM THREE: 14'1" x 12'8" (4.29m x 3.86m)

Double glazed window to front, radiator and spotlights.

BEDROOM FOUR: 14'1" x 7'11" (4.29m x 2.41m)

Double glazed window to front, radiator and spotlights.

BATHROOM:

Two double glazed windows to side, double shower cubicle, his and hers hand wash basins, low level w/c, under floor heating and tiled floor.

OUTSIDE:

The front of the property is mainly gravelled and has ample off road parking leading to the DOUBLE GARAGE.

The rear garden is laid to lawn overlooking fields, there is a patio area that sweeps round from the rear to the side.

The side patio has steps down to the main lawn area with fencing and hedging.

DOUBLE GARAGE: 21' x 20'2" (6.40m x 6.15m)

With studio above.

STUDIO ROOM 20'5" x 13'

Power and light

AGENTS NOTE:

Air source heating system, under floor heating downstairs, integrated Sonos speaker system feeding through the kitchen, living room and master bedroom. Solar panels

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