



Bowl Road
Battisford, IP14 2LG
£450,000 Freehold

MaxwellBrown

Independent Property Agents

This extended modern detached bungalow offers spacious 3 bedrooomed accommodation extending to over 1500 sqft (140sqm). Situated in the popular village of Battisford approximately 4 miles south west of the market town of Stowmarket with a good range of amenities including mainline station giving access to London, Liverpool Street. The property has hall, 3 very large bedrooms, bath & shower rooms, 21' fitted kitchen/diner, 23' lounge & utility room. The property is set back from the road with open lawned garden and driveway allowing parking for several cars. There is a large secluded rear garden. The property has oil fired central heating and full double glazing.



Sealed unit double glazed door and side panel to:

Entrance Hall:

With LVT flooring, vertical radiator, built-in storage cupboard, doors to:

Shower room:

Fitted with a white suite comprising low level WC, vanity unit with wash basin, plunge plug and mixer tap, drawers below, double walk-in shower cubicle, thermostatic shower with rain head and hand held shower head, Old School style heated towel rail, extractor fan, sealed unit double glazed window to front.

Bedroom 3:

Access to loft, TV aerial socket, radiator, sealed unit double glazed windows to front and rear.

Master Bedroom:

With access to loft, TV aerial socket, radiator, sealed unit double glazed window to rear with views over the garden.

Bedroom 2:

With access to loft, TV aerial socket, radiator, sealed unit double glazed window to rear

Bathroom:

Fitted with a white suite comprising Corner shower unit housing thermostatic shower with rain head and handheld attachments, wash basin with mixer tap and plunge plug in vanity unit with cupboard under, panelled bath with mixer tap, low level WC, tiled splashbacks, slate tiled floor, heated towel rail, extractor fan, sealed unit double glazed window to side.

Kitchen/diner:

Fitted with an extensive range of units of shaker style units with cream woodgrain fronts under granite worktops and upstands comprising inset stainless steel bowl with splay mixer tap, carved drainer, Bosch dishwasher, carousel corner units, cupboards and

drawers. Tall unit incorporating pull-out larder and Bosch double over, induction hob, extractor hood, eye level units, porcelain tiled floor, LED spotlighting, vertical radiator, TV aerial socket, part-glazed doors to utility room and lounge.

Lounge:

With engineered oak flooring, fireplace with woodburning stove, 2 vertical radiators, TV aerial socket, sealed unit double glazed window to side and French doors and side panels to rear.

Outside:

To the rear there is a large garden with a sandstone patio, lawn and mature trees, enclosed by close board and post and rail fencing. There is a paved side area with an oil tank and woodstore. To the front there is an open planned shingled area for car parking.

Services.

It is understood that main water, electricity and drainage are connected to the property.

Council Tax: Band C. Mid Suffolk district Council

Broadband availability:

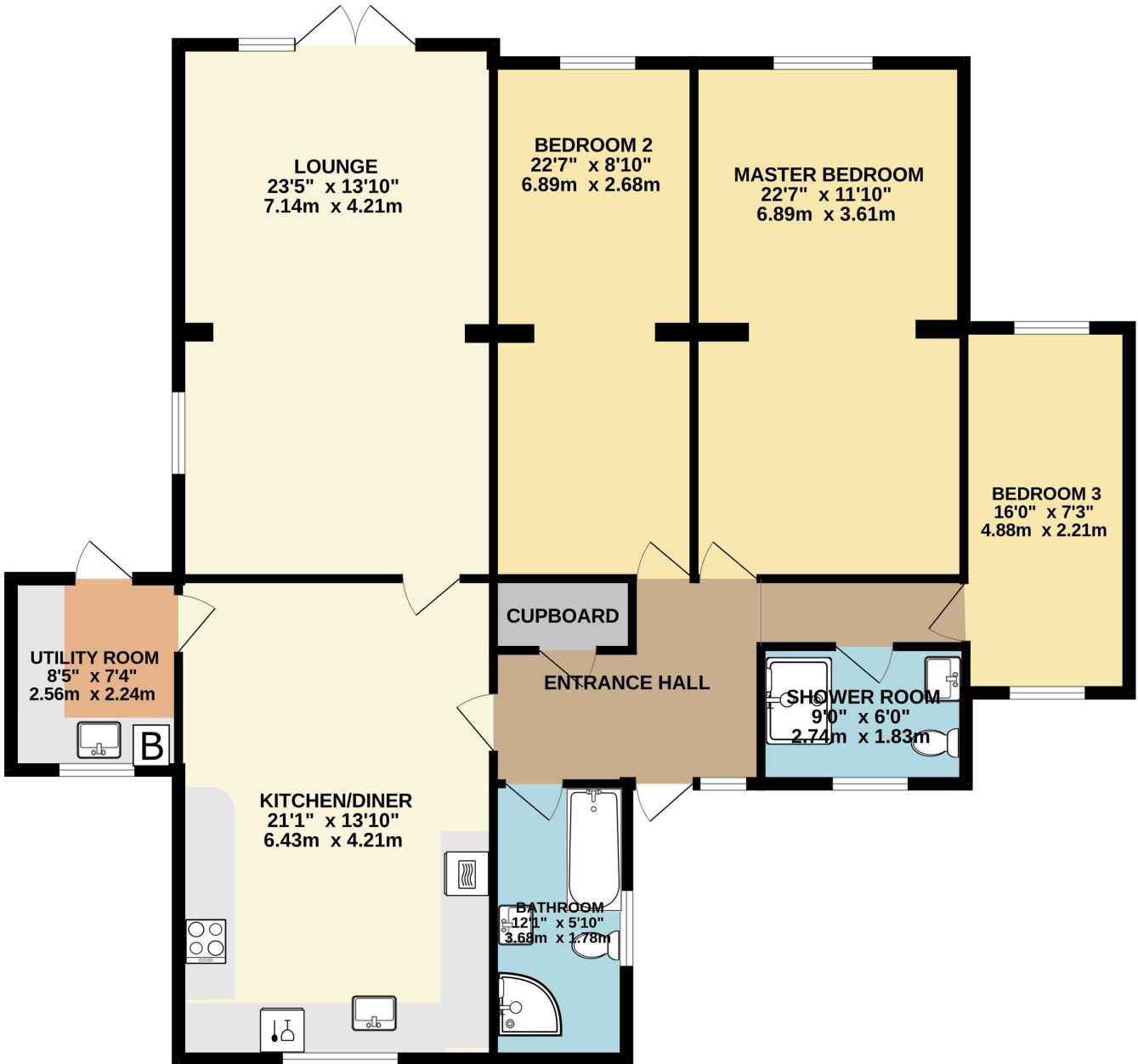
Superfast 69 Mbps, network available Openreach.

Information obtained from Ofcom.com

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

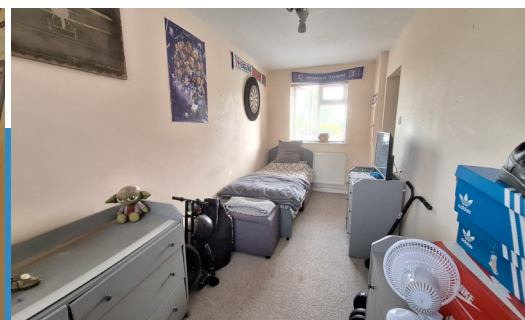
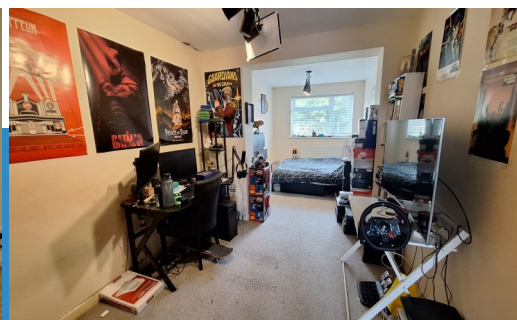


GROUND FLOOR
1507 sq.ft. (140.0 sq.m.) approx.



TOTAL FLOOR AREA : 1507 sq.ft. (140.0 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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

