



10 Plantation Way

Battisford, Stowmarket, Suffolk IP14 2LW

ML Property are delighted to offer for sale this extended 3 bedroom semi detached house situated in the popular village of Battsford. The property which benefits from OFCH, off road parking and a pleasant rear garden is offered with NO ONWARD CHAIN.



price OIEO
£300,000

at a glance...

- 3 Bedroom semi detached house
- Extended accommodation
- Oil fired central heating
- UPVC Windows
- Enclosed Rear Garden
- Off road parking
- Popular village location
- Offered with No Onward Chain





The property which has been extended by the current vendors and offers accommodation approaching 1500 sqft is offered with No Onward Chain and affords the following accommodation - hall, WC, reception room, 24' sitting room/dining room and a good size kitchen.

On the first floor there is a master bedroom with dressing area and en-suite, two further bedrooms and a bathroom.



ground floor

Hall	
WC	
Reception Room	16'11 (5.17m) x 13'1 (4.00m)
Sitting Room/Dining Room	14'11 (4.55m) x 24'7 (7.52m)
Kitchen	16'10 (5.16m) x 12'3 (3.75m)

first floor

Bedroom 1	14'11 (4.57m) x 13'6 (4.12m)
Dressing Area	10'8 (3.25m) x 8'2 (2.51m)
En-Suite	
Bedroom 2	10'8 (3.27m) x 12'11 (3.96m)
Bedroom 3	8'0 (2.46m) x 9'0 (2.75m)
Bathroom	





outside

Externally the property is approached via a shingle driveway providing ample off road parking and to the rear there is an enclosed rear garden laid to lawn.

location

The village of Battsford is approximately 4 miles south of the Mid Suffolk town of Stowmarket, and a similar distance west of the small town of Needham Market. Other towns within the vicinity include Hadleigh which is approximately 10 miles to the south and the county town of Ipswich which is a similar distance to the south east. Within the village there is a local playing field and a village run public house, and the well served village of Bildeston is approximately 4 miles to the west.

services

Mains water, drainage and electricity. Central heating is provided from an Oil fired boiler serving radiators throughout.

Local Authority Mid Suffolk District Council - Council Tax Band B.

agent notes

The vendor is retaining the garden to the right of the property - more details of this are available upon request.





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 confirming boundaries, parking spaces and rights of way. 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. ALL MEASUREMENTS ARE APPROXIMATE.



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