

BUCKS

PROPERTY AGENTS



Peony Cottage Straight Road, Battisford, Stowmarket, IP14 2HP

Offers Over £250,000

- Three Bedrooms
- Two Reception Rooms
- Sealed Unit Double Glazed
- Open Double Garage
- In Need Of Modernisation
- Semi-Detached House
- Kitchen/Diner
- Night Storage Heaters
- Off Road Parking For Several Vehicles
- Vacant Possession And No Upward Chain

Peony Cottage Straight Road, Stowmarket IP14

2HP

Situated on Straight Road in the charming village of Battisford, Stowmarket, this semi-detached house presents a wonderful opportunity for those looking to create their dream home. With three spacious bedrooms, this property is ideal for families or those seeking extra space. The two reception rooms offer versatile living areas, perfect for entertaining guests or enjoying quiet evenings at home. The kitchen/diner is a welcoming space that invites family gatherings and culinary adventures. Although the property is in need of modernisation, it provides a blank canvas for buyers to infuse their personal style and preferences. The potential to transform this house into a contemporary haven is truly exciting. For those with multiple vehicles, the property boasts ample parking for up to six vehicles, including an open double garage. This feature is particularly advantageous in a rural setting, where parking can often be a challenge. The rear garden is a delightful space, complete with a brick-built shed, offering additional storage or the possibility of a workshop.

This property is not just a house; it is a place where memories can be made and cherished. With its generous space and potential for improvement, it is a fantastic opportunity for anyone looking to invest in a home in a peaceful and picturesque location in Battisford 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 also Stowmarket offers rail links into London, Cambridge, Norwich and Bury St Edmunds. Don't miss the chance to view this property and envision the possibilities that await.



Council Tax Band: C



Sitting Room

With window to front, door leading to stairs and open fireplace with back boiler.

Dining Room

With window to front and night storage heater.

Kitchen/Diner

With window to rear, modest range of high and low units, stainless steel sink and drainer, tiled splashbacks, space for cooker, plumbing for washing machine, shelved pantry and radiator from back boiler.

Lean To

With windows to side and rear and door leading to outside.

Rear Hall

With window to side, laminate floor and night storage heater.

Cloakroom

With low level W/C and laminate floor.

Shower Room

With window to rear, corner shower cubicle, pedestal basin and built in shelved cupboard.

First Floor Landing

With door to loft.

Bedroom One

With window to front, built-in cupboard housing hot water tank.

Bedroom Two

With window to front.

Bedroom Three

With window to side and electric heater.

Outside

To the front of the property is a pathway leading to the front door, lawn, hedging and parking for several vehicles additionally an open double garage. To the rear of the property is a rear garden comprising of a brick built shed, outside storage and sheds, lawn, vegetable garden, mature shrubs, trees and apple tree.



Directions

Market Place, Stowmarket IP14 1DT, UK Head north on Market Pl towards Tavern St/B1115 Turn right 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 Turn left onto Tannery Rd Continue onto Deadman's Ln Turn right onto Straight Rd Destination will be on the left Arrive: Straight Rd, Battsford, Stowmarket IP14 2HP, UK

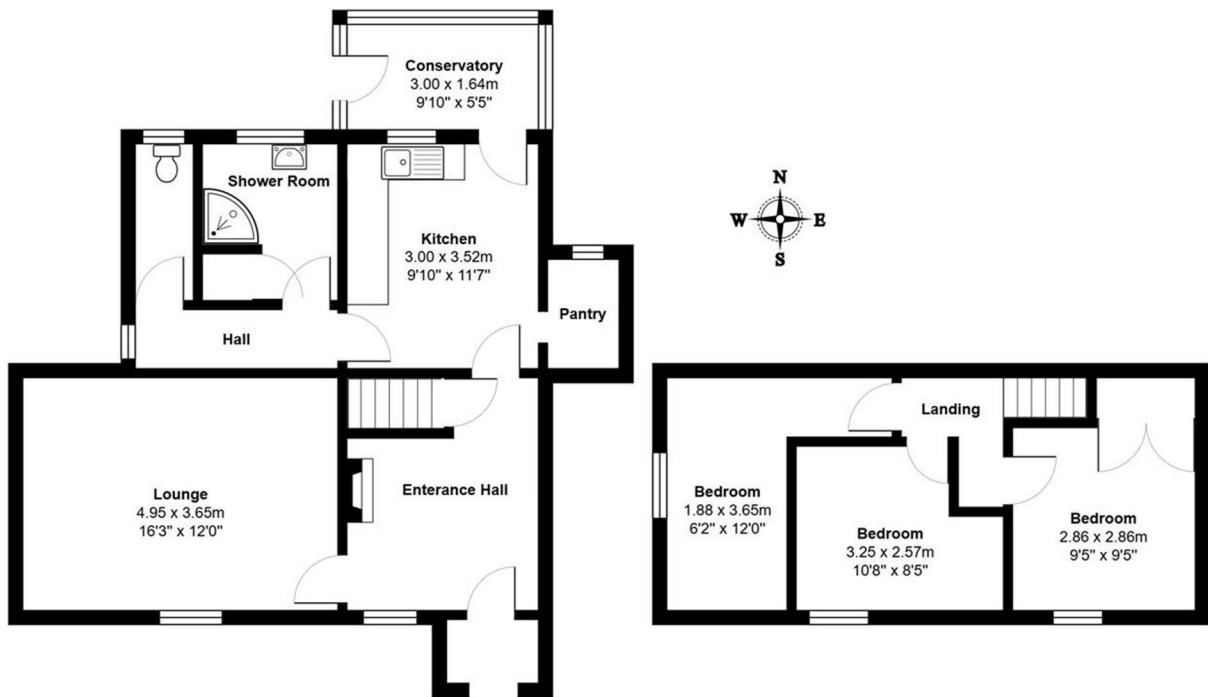
Viewings

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

EPC Rating:

F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E		
(21-38) F	37	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Total Area: 92.6 m² ... 997 ft²