



Rock Estates



The Nook Straight Road
Battisford, Stowmarket, IP14 2HR

Guide price £400,000



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Rarely available newly built detached bungalows situated in the popular village of Battisford.

With only one plot available this property offers modern accommodation with a contemporary open plan kitchen/dining and living space. The fitted kitchen boasts an integrated eye level oven, hob, and dishwasher along with sleek Minvera worktops and bi-fold doors opening to the generous patio area. The welcoming entrance hall is flooded with natural light from the thoughtfully placed sky light and offers a useful storage cupboard. The bungalow offers three bedrooms with the master bedroom benefiting from an ensuite, whilst a family bathroom serves the remaining two bedrooms.

The rear garden is private and fully enclosed with wooden fencing. There is a large patio area perfect for outdoor entertaining as well as a laid to lawn area. There is a single garage with electric roller door to front and ample off road parking available.

Battisford is a small, picturesque village and civil parish in Mid Suffolk, set within open countryside approximately four miles south of Stowmarket and around two miles west of Needham Market. Its largely agricultural surroundings create a peaceful, semi-rural atmosphere that appeals to those seeking a slower pace of life, whilst remaining conveniently positioned for access to a wider range of facilities. Nearby Needham Market and Stowmarket provide everyday amenities, schooling, and mainline rail links to London Liverpool Street, while the A14 offers excellent road connections across the region.





The Nook

Approx 850 sqft

Entrance hall-
 Kitchen/ Diner - 6.53m x 2.22m
 Living Space - 5.27m (max) x 3.57m
 Bedroom One - 3.52m x 3.38m
 Ensuite
 Bedroom Two - 3.20m x 2.84m
 Bedroom Three - 3.20m x 2.31m
 Bathroom



Private enclosed garden with spacious patio area.

Blocked paved driveway, single garage with electric door to front and off road parking in front.

Agents Note

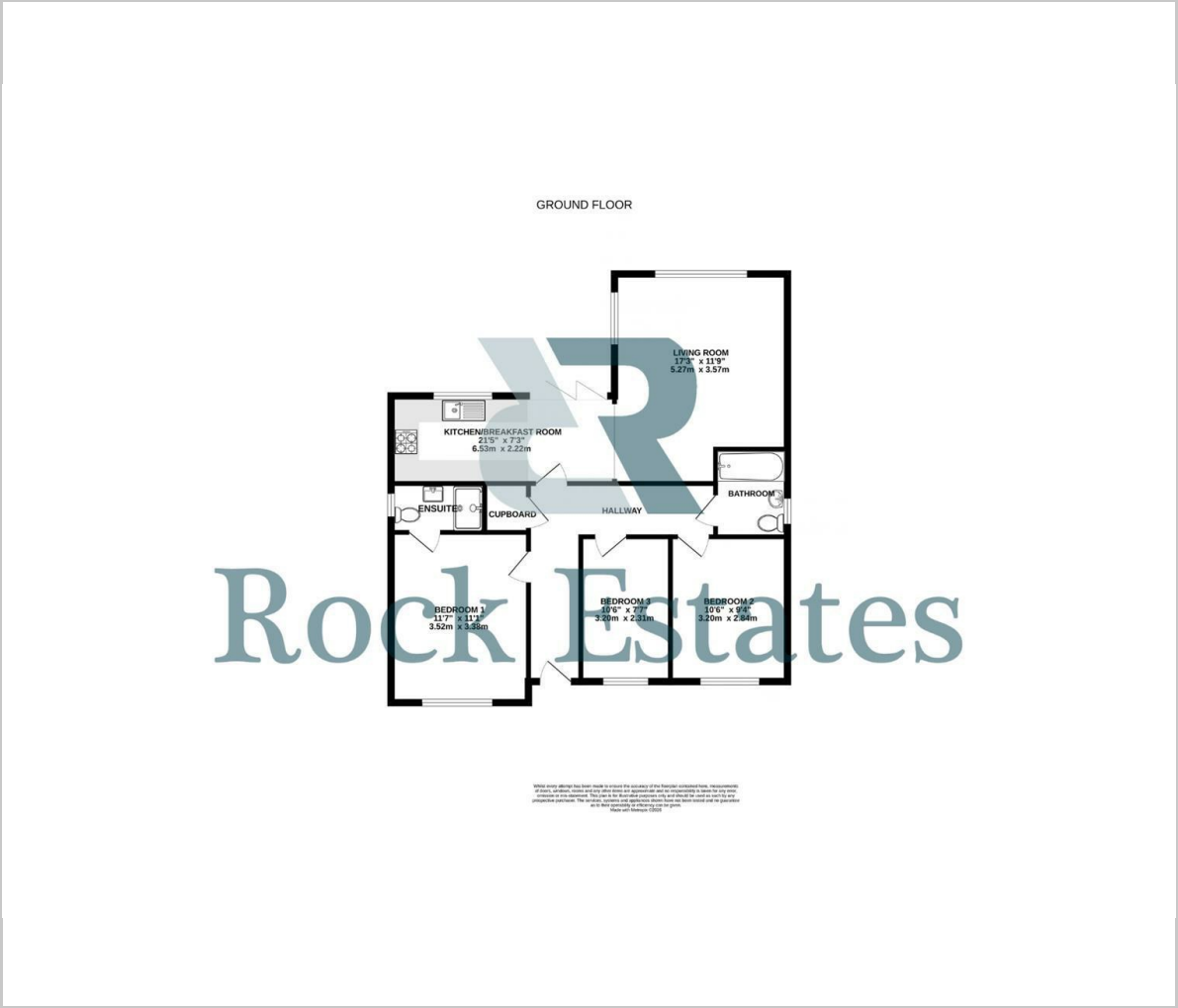
Please note all photos are CGI and do not reflect the current state of the property.



- Detached Bungalow
- Modern Kitchen/Dining/Living Space
- Single Garage
- Three Bedrooms
- Battisford Village Location
- Short Distance to Amenities
- Warranty Provided
- Block Paved Driveway For Off Road Parking
- Modern Finish Throughout
- Last Plot Remaining!



Floor Plan



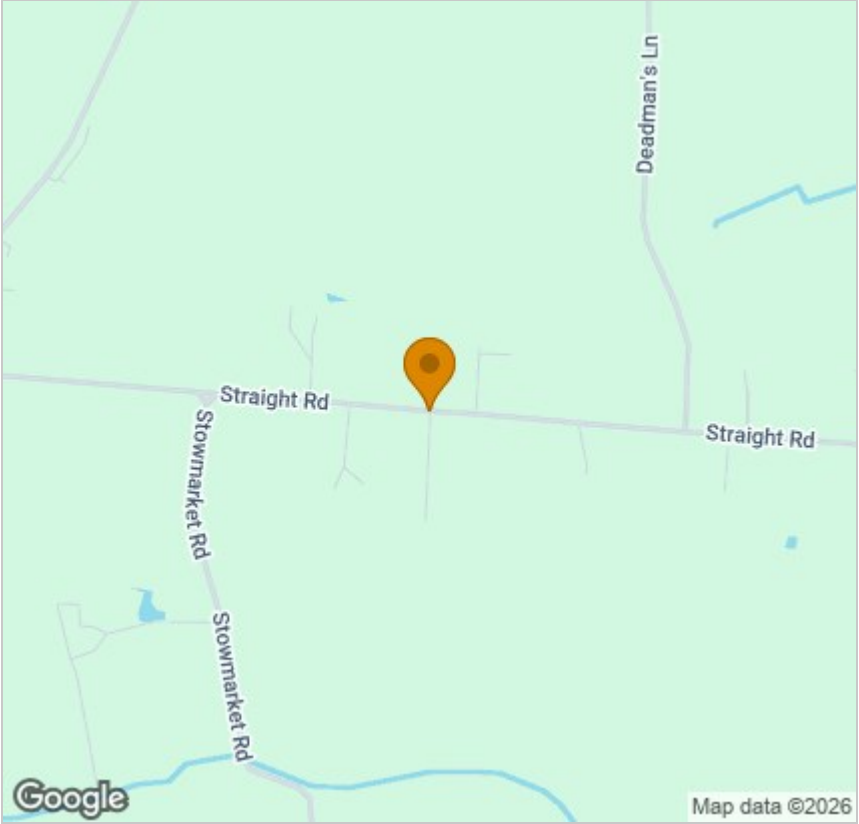
Viewing

Please contact our Rock Estates Office on 01449 723441 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph