



EH

EXQUISITE
HOME

Situated centrally within the village of Battisford, an individual detached property offering well-proportioned accommodation that structurally favours ground-floor living. The property has been comprehensively upgraded over the current tenure, presenting a modern layout and finish.

The ground floor features newly installed hardwood flooring throughout the primary reception spaces, beginning with an entrance hall leading to a modernised cloakroom. The spacious light lounge includes a bressumer-style fireplace with an inset woodburner and sliding doors that open directly into a hard roof conservatory, which was added in 2016 and remains under guarantee. Further reception spaces include a formal dining room overlooking the front garden and a versatile snug or study with patio doors accessing the rear. The upgraded kitchen incorporates a comprehensive range of wall and base units, a useful pull-out shelved pantry, and integrated appliances including a double oven, hob, and fridge. A separate utility room provides additional workspace, an inset sink, plumbing for laundry appliances, and direct internal access to the integral single garage, which houses the annually serviced oil boiler and water softener.

The first floor comprises a landing with a large airing cupboard, a primary double bedroom to the front with sliding wardrobes, a second double bedroom to the rear, and a third single bedroom also benefiting from integrated sliding storage. The family bathroom has been entirely modernised with a contemporary suite featuring a bath, w.c., a separate shower cubicle, a heated towel rail, and an inset sink with cupboard beneath.









Externally, the property offers driveway parking for several vehicles ahead of the garage. The generous, beautifully maintained rear garden features multiple paved seating areas designed to capture the evening sun, a decked patio beneath a pergola interwoven with a dessert grape vine, a dedicated vegetable garden, and established fruit trees including apple, pear, Victoria plum, dessert plum, and greengage. The village of Battsford provides immediate local amenities including a public house, parish church, and village hall, while the nearby towns of Needham Market and Stowmarket offer wider retail facilities, medical centres, and mainline railway station for strategic commuting.





Oak Side, Straight Road, Battsford, Stowmarket, Suffolk

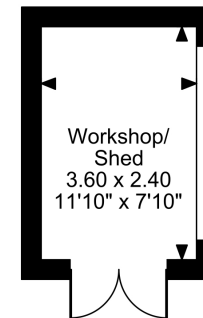
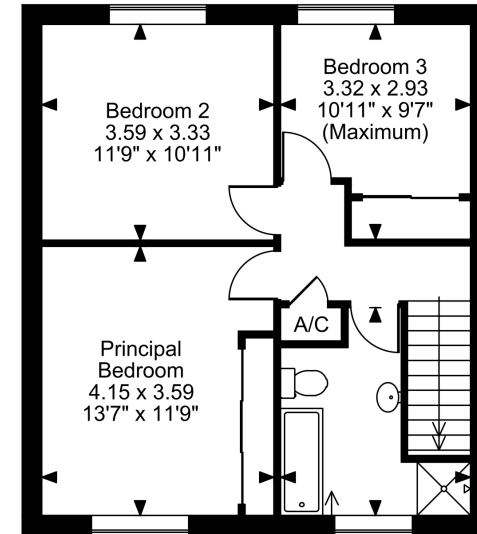
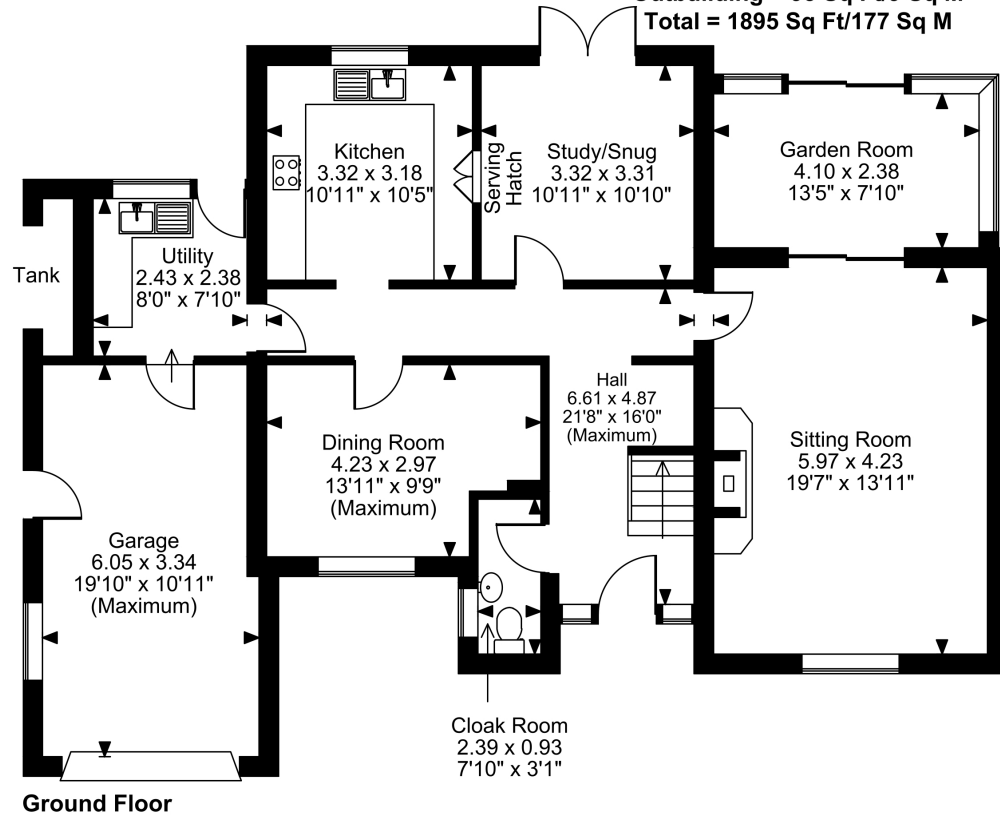
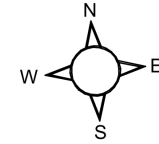
Approximate Gross Internal Area

Main House = 1591 Sq Ft/148 Sq M

Garage = 211 Sq Ft/20 Sq M

Outbuilding = 93 Sq Ft/9 Sq M

Total = 1895 Sq Ft/177 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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