

# BUCKS

— PROPERTY AGENTS —



The Bungalow Mill Road, Battisford, Stowmarket, IP14 2LJ

Open To Offers £400,000

- 4 BEDROOM DETACHED PROPERTY
- GENEROUS SIZED ACCOMMODATION
- OFFICE AREA
- TANDEM STYLE SINGLE GARAGE
- WORKSHOP
- EN-SUITE TO MASTER
- LOUNGE
- UTILITY
- OFF ROAD PARKING FOR SEVERAL VEHICLES
- BEAUTIFUL GARDENS TO FRONT & REAR



# The Bungalow Mill Road, Stowmarket IP14 2LJ

Nestled on the charming Mill Road in Battisford, Stowmarket, this delightful detached house offers a perfect blend of comfort and practicality. With four spacious bedrooms, this property is ideal for families or those seeking extra space for guests or a home office. The versatile fourth bedroom can easily serve as a study, catering to the needs of modern living. The house boasts a well-appointed reception room, providing a welcoming space for relaxation and entertaining. With two bathrooms, morning routines will be a breeze, ensuring convenience for all residents. For those who appreciate outdoor space, the property features a workshop and a single garage, perfect for hobbies or additional storage. The generous off-road parking accommodates up to four vehicles, making it an excellent choice for families with multiple cars or visitors. The home is equipped with oil radiator central heating, ensuring warmth and comfort throughout the colder months.

This property is not just a house; it is a place where memories can be made. With its ample space, practical features, and a lovely location, it presents a wonderful opportunity for anyone looking to settle in the picturesque village of Battisford 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. Kingshall has regular bus connections to the local towns of Hadleigh, Bideston, Hitcham, Great Bricett, Ipswich, Needham Market and Stowmarket offering rail links into London, Cambridge, Norwich and Bury St Edmunds. Do not miss the chance to make this charming residence your own.



Council Tax Band: D



**ENTRANCE HALL: 16'1" x 5'9"**

With Kardean flooring, radiator, under stairs storage area, under stairs storage cupboard and stairs to first floor

**SITTING ROOM/DINER: 25' x 11'9"**

With two radiators, multi fuel burner, oak flooring, TV point, two windows to side, window to front, french doors to rear and arch way to

**OFFICE AREA: 5'7 extending to 8'5" x 5'8"**

With window to rear

**WC:**

With low level WC, vanity hand basin, vinyl flooring and window to rear

**BEDROOM 4/ STUDY 11'4" x 11'9"**

With radiator and window to rear

**KITCHEN: 11'9" x 13'**

With range of high and low level units comprising space for Range cooker, sink & drainer, extractor hood & fan, integrated dishwasher and bins, space for fridge freezer, radiator, tiled splash backs, karndean flooring and window to front

**SIDE HALLWAY: 24'3" x 2'9"**

With radiator, vinyl style flooring, storage cupboard, space for tumble dryer and doors to front & rear

**UTILITY: 8'3 x 7'2"**

With plumbing for washing machine, sink & drainer, boiler and vinyl style flooring

**WORKSHOP: 8'8" x 7'9"**

With power and light connected

**ON THE FIRST FLOOR LANDING:**

With loft access and window to front

**MASTER BEDROOM: 14'4 x 11'9"**

With radiator, built in wardrobes and storage and window to front & two windows to the side

**EN-SUITE:**

With low level WC, vanity hand basin, heated towel rail, double corner shower with shower boarding, laminate style flooring and window to rear

**BEDROOM 2: 14'4 x 12'**

With radiator, fitted wardrobes with storage and dressing table and window to front and two windows to side. Airing cupboard housing hot water cylinder.

**BEDROOM 3: 10'2" x 7'4"**

With radiator and window to rear

**FAMILY BATHROOM**

With low level WC, pedestal hand basin, panel bath with shower over, shower screen, tiled splash backs, laminate style flooring radiator and window to rear

**OUTSIDE:**

To the front of the property there are steps leading to the front door, mature shrubs and trees, fenced all around and gates to the front, block paving providing parking for several vehicles and leading to single tandem garage with double opening doors, power and light connected. Side gate leading to the rear gardens which comprise, lawns, patio, tool shed, storage shed, summer house, vegetable garden with raised beds and is fenced all around.



## Directions

Head north on Market Pl towards Tavern St/B1115 Turn right at the 1st cross street 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 Slight right onto Park Rd Slight right onto Bildeston Rd Continue onto Bowl Rd Turn right onto Mill Rd Turn left

## Viewings

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

## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



**Ground Floor**



**First Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.