

# BUCKS

PROPERTY AGENTS



Pippins, Straight Road, Battisford, Stowmarket, IP14 2LZ

Price £465,000

- Three Bedrooms
- Kitchen/Diner
- Oil Radiator Central Heating
- Karndean Floor
- Double Garage
- Detached Bungalow
- Utility Room
- Hot Water Tank In Loft
- UVPC Windows
- Off Road Parking For Four Vehicles



# Straight Road, Stowmarket IP14 2LZ

Nestled in the charming village of Battisford, Stowmarket, this delightful detached bungalow on Straight Road offers a perfect blend of comfort and practicality. With three well-proportioned bedrooms, this home is ideal for families or those seeking a peaceful retreat. The spacious reception room provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The heart of the home is the generous kitchen/diner, which is designed for both functionality and social gatherings. Adjacent to the kitchen, a utility room adds convenience, making daily chores a breeze. The property boasts a well-appointed bathroom, ensuring all your needs are met. One of the standout features of this bungalow is the stunning view over the fields at the rear, providing a serene backdrop to your daily life. The outdoor space is equally impressive, with off-road parking available for up to four vehicles, ensuring ample space for family and visitors alike. Additionally, the double garage offers not only secure parking but also an office space above, making it an excellent option for those who work from home or require extra storage. This versatile space can be tailored to suit your needs, whether as a home office, studio, or workshop.

In summary, this bungalow on Straight Road is a rare find, combining modern living with the tranquillity of rural life. With its appealing features and prime location within Stowmarket offering something for everyone from local, individual and traditional shops, cafes, restaurants, leisure centre, cinema, medical facilities, schools, railway station with main lines to London, Norwich, Bury St Edmunds, Cambridge and Ipswich. Don't miss the chance to make this lovely property your new home.



Council Tax Band: E



### Entrance Hall

With Karndean floor and radiator.

### Cloakroom

With window to front, low level W/C, basin in vanity unit, tiled floor and heated towel rail.

### Hallway

With built-in cupboard, Karndean floor and radiator.

### Sitting Room

With two windows to front, two windows to side and patio doors leading to front illuminating the room with natural light, wood burner, Karndean floor, TV point and two radiators.

### Hallway

With shelved airing cupboard, loft access and Karndean floor.

### Kitchen/Diner

With two windows to rear and French doors leading to rear ideal for indoor/outdoor entertaining, range of high and low units, butler sink, granite matching worktops and splashbacks, induction hob with extractor hood and fan, eye level electric oven, eye level microwave combi oven, space for American fridge freezer, integrated dishwasher, integrated wine fridge, integrated bins, Karndean floor and heated towel rail.

### Utility Room

With window to rear and door leading to outside, range of high and low units, stainless steel sink and drainer, plumbing for washing machine, Karndean floor and radiator.

### Bedroom One

With windows to front and side, built-in wardrobe with glass sliding doors and radiator.

### Bedroom Two

With window to front, Karndean floor and radiator.

### Bedroom Three

With window to front, Karndean floor and radiator.

### Bathroom

With window to side, bath with shower over, low level W/C, basin in vanity unit, fully tiled walls, shower boarding and heated towel rail.

### Outside

To the front of the property is a shared gravel

driveway providing off road parking for four vehicles, double garage with two electric doors, personnel door to rear and office space above. To the side of the property is a side gate leading to rear garden comprising of patio area ideal for outdoor entertaining, lawn, hedging, shrub borders, trees, gate leading to separate fenced off further patio area, views over fields and gate allowing access to fields and For privacy and seclusion is fenced all around.



## Directions

Market Pl, Stowmarket IP14 1DT, UK 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 Turn left onto Tannery Rd Continue onto Deadman's Ln Slight right onto Burnthouse Ln Turn left to stay on Burnthouse Ln Turn right onto Straight Rd Destination will be on the right Arrive: Battisford, Stowmarket IP14 2LZ, UK

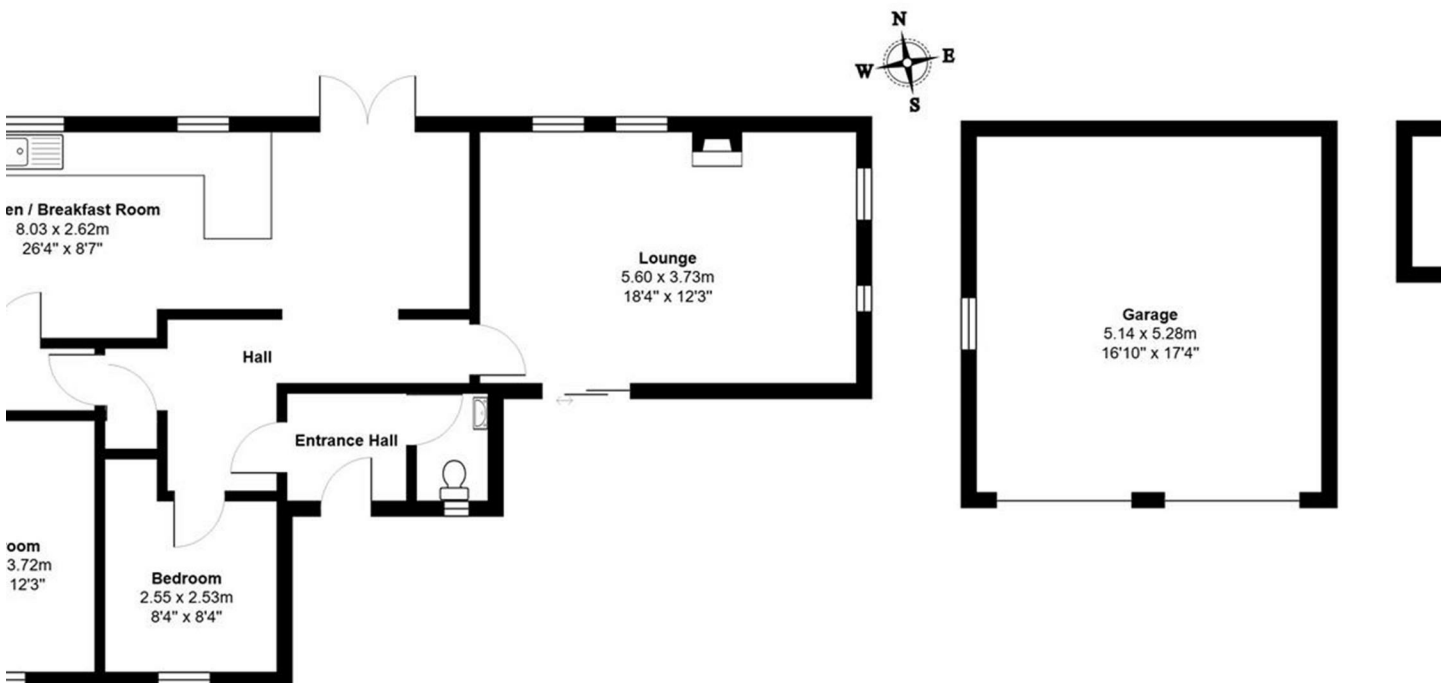
## Viewings

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		
(81-91) B		
(69-80) C		
(55-68) D	61	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Total Area: 144.8 m<sup>2</sup> ... 1559 ft<sup>2</sup>