



Sunset Lodge | 1 Anvil Acre | Battisford | IP14 2QJ

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Sunset Lodge, 1 Anvil Acre, Battisford, Suffolk, IP14 2QJ

"A delightful four-bedroom detached house situated in a tucked away position with well-maintained generous gardens & beautiful far reaching countryside views to the rear."

Description

An enviably positioned four-bedroom detached house situated in this popular sought after Suffolk village offering stunning views of the surrounding countryside.

Notable benefits include solar panels, beautifully maintained generous gardens, detached double garage and off-road parking for multiple vehicles.

About the Area

Battisford is located approximately four miles from both Stowmarket and Needham Market, both of which offer a wide range of facilities including shops, schooling, health centres, places of worship and public libraries. At Stowmarket there is the Mid Suffolk Leisure Centre and a mainline rail link to London's Liverpool Street Station. The A14 trunk road offers access in the easterly direction to the A12 Ipswich and Felixstowe and in a westerly direction to Bury St Edmunds, Cambridge and the Midlands beyond.

The accommodation comprises:

Solid front door with glazed side panels to:

Entrance Hall

Stairs to first floor, window to side aspect, under stair storage cupboard, radiator and doors to:

Sitting Room Approx 17'8 x 13'7 (5.1m x 4.1m)

Windows to front and side aspect, French doors to rear garden, two radiators, feature Victorian style fireplace with tiled hearth and wooden mantel over.

Dining Room Approx 11'4 x 11'4 (3.4m x 3.4m)

Window to rear aspect, radiator, servicing hatch to kitchen and wall-lights.

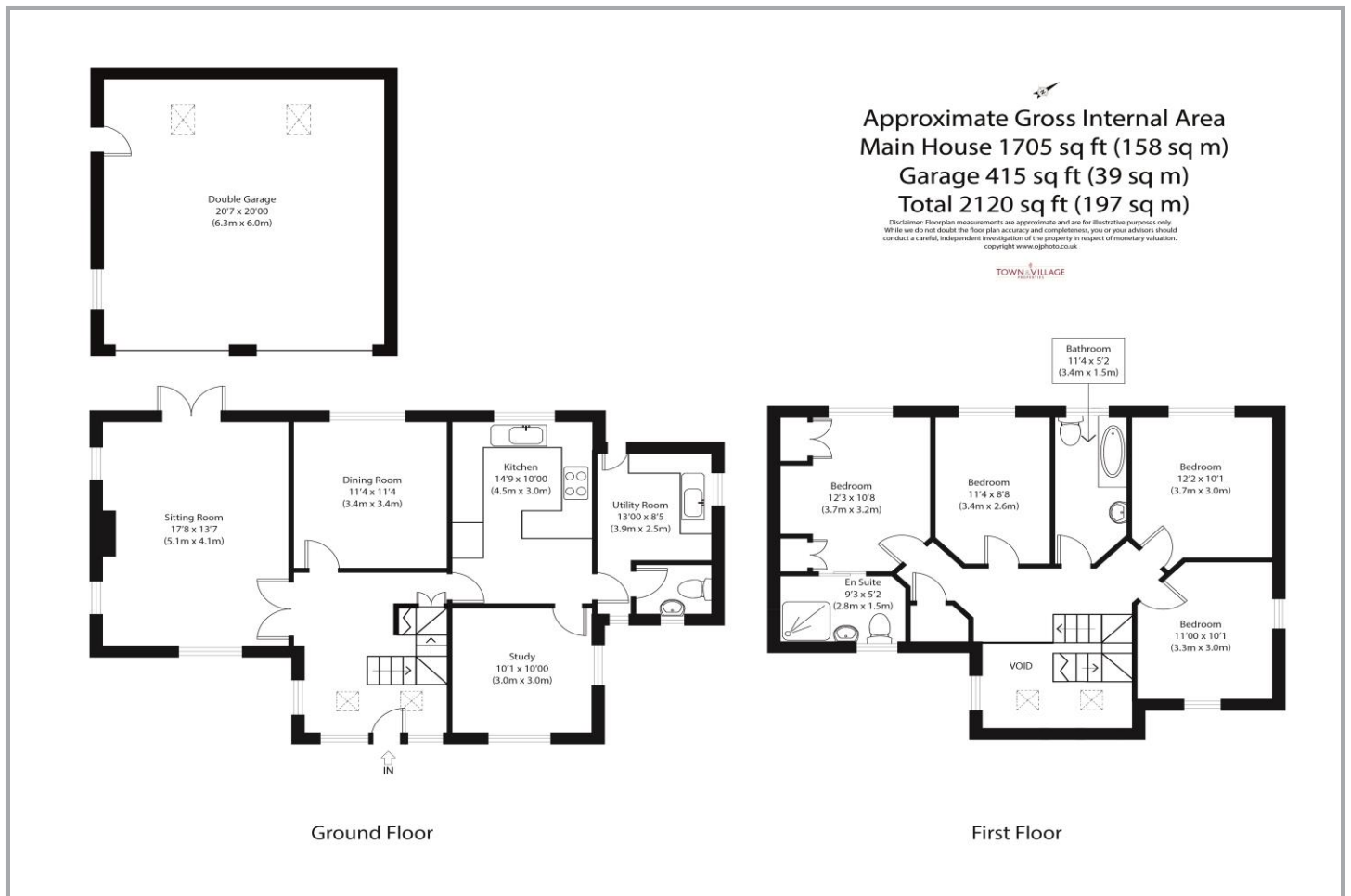
Kitchen/Breakfast Room Approx 14'9 x 10' (4.5m x 3.0m)

Fitted with single bowl sink unit with mixer tap over, work surfaces with oak base cupboards and drawers under, matching eye-level units, under unit lighting, tiled splash backs, fitted breakfast bar, built-in 4 ring Neff gas hob with extractor fan over and gas oven under (Calor gas), integrated AEG dishwasher, integrated fridge and microwave, window to rear aspect, laminate flooring, serving hatch to dining room, door to study and door to:

Utility Room Approx 13' x 8'5 (3.9m x 2.5m)

Fitted with single drainer sink unit with mixer tap over, work surfaces with base cupboards and drawers under, radiator, access to loft for lean to, window to side aspect, cupboard housing the water softener, space for washing machine, floor mounted Grant oil-fired boiler, cloak hanging space, part-glazed door to rear garden and door to:





Cloakroom

White suite comprising w.c, wall-mounted hand basin, tiled splash back and window to front aspect.

Study Approx 10'1 x 10' (3.0m x 3.0m)

Window to front aspect, TV sockets and radiator.

First Floor Galleried Landing

Two skylight windows to front aspect, radiator, cupboard with slatted shelving and doors to:

Master Bedroom Approx 12'3 x 10'8 (3.7m x 3.2m)

Window to rear aspect, radiator, built-in wardrobes with matching overbed storage, wood boarded flooring, lighting, TV sockets and sliding door to:

En-Suite

White suite comprising fully tiled shower cubicle, vanity sink unit with storage under, w.c, part-tiled walls, window to front aspect, wall-mounted heater and radiator.

Bedroom Approx 11'4 x 8'8 (3.4m x 2.6m)

Window to rear aspect and access to loft with pull-down ladder. TV sockets.

Family Bathroom

White suite comprising panel bath shower over, w.c, pedestal hand wash basin, part-tiled walls, radiator, window to rear aspect and laminate flooring.

Bedroom Approx 12'2 x 10'1 (3.7m x 3.0m)

Window to rear aspect and radiator. TV sockets

Bedroom Approx 11'0 x 10'1 (3.3m x 3.0m)

Note raked ceiling. Window to front and side aspect, radiator and built-in single bed with storage under. TV sockets.

Outside

To the front, a private gravelled driveway leads to off-road parking for multiple vehicles and access to the detached double garage. To either side of the property there is pedestrian access to the rear garden.

The beautifully maintained generous rear gardens wraparound the property and are mainly laid to lawn and interspersed with a variety of trees and shrubs to include fruits trees, Copper Beech and Silver Birch. There are also attractively planted raised flower beds and delightful patio area with hot tub (available via separate negotiation).

Within the garden is a timber storage shed and summer house with power and light connected.

Double Garage Approx 20'7 x 20' (6.3m x 6.0m)

Two up and over doors, power and light.





Local Authority

Mid-Suffolk District Council

Council Tax Band – E

Services

Mains water, drainage and electricity. Oil-fired central heating.

Energy performance certificate (EPC)			
1, Anvil Acre Battisford STOWMARKET IP14 2QJ	Energy rating C	Valid until:	27 September 2024
		Certificate number: 8344-7321-2490-8836-0926	
Property type		Detached house	
Total floor area		195 square metres	
Rules on letting this property			
Properties can be let if they have an energy rating from A to E.			
You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).			



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