



Offers Over £320,000  
3 Bowl Road, Battisford, Stowmarket, IP14 2LG

This three bedroom EXCEPTIONALLY SPACIOUS DETACHED BUNGALOW situated in a POPULAR VILLAGE ON THE OUTSKIRTS of Stowmarket now offers MODERN BESPOKE STYLE LIVING with luxury style kitchen, OAK STYLE INTERNAL DOORS, utility room, 3 generous bedrooms, EXCEPTIONALLY GOOD SIZED GARDEN BACKING ONTO PASTURE all in good decorative order and viewing is strictly through appointment with the above agent.

**The accommodation on offer is as follows:**

**ENTRANCE HALL:**

With vertical radiator, laminate style flooring, single fitted storage cupboard and door to:

**KITCHEN DINING ROOM:**

With range of high and low level luxury style off white units with granite surfaces with matching splash backs, with sink, plumbing for integrated dishwasher, window to front, eye level oven, induction hob and extractor hood, porcelain style tiled floor, 2 vertical radiators, TV point, low voltage led lighting and door to:

**UTILITY ROOM:**

With matching flooring, radiator, oil combi boiler providing domestic hot water and central heating, plumbing for washing machine, sink unit, matching splash backs to work surfaces, space for tumble dryer, window to front and door to outside.

**SITTING ROOM:**

An exceptionally good sized light and airy room which has been extended to incorporate 2 vertical radiators, wood burning stove in fireplace with surround, TV point, telephone point, window to side and French Doors with side borrowed light to the rear.

**MASTER BEDROOM:**

With radiator, TV point and window to the rear.

**BEDROOM 2:**

With radiator, window to rear and loft access.

**BEDROOM 3:**

With radiator and window to front.

**FAMILY BATHROOM:**

With suite comprising low level WC, vanity hand basin with cupboards under, panel bath with mixer tap and shower attachments, separate shower in cubicle, tiled splash backs, extractor fan, window to side, ceramic tiled floor and heated towel rail.

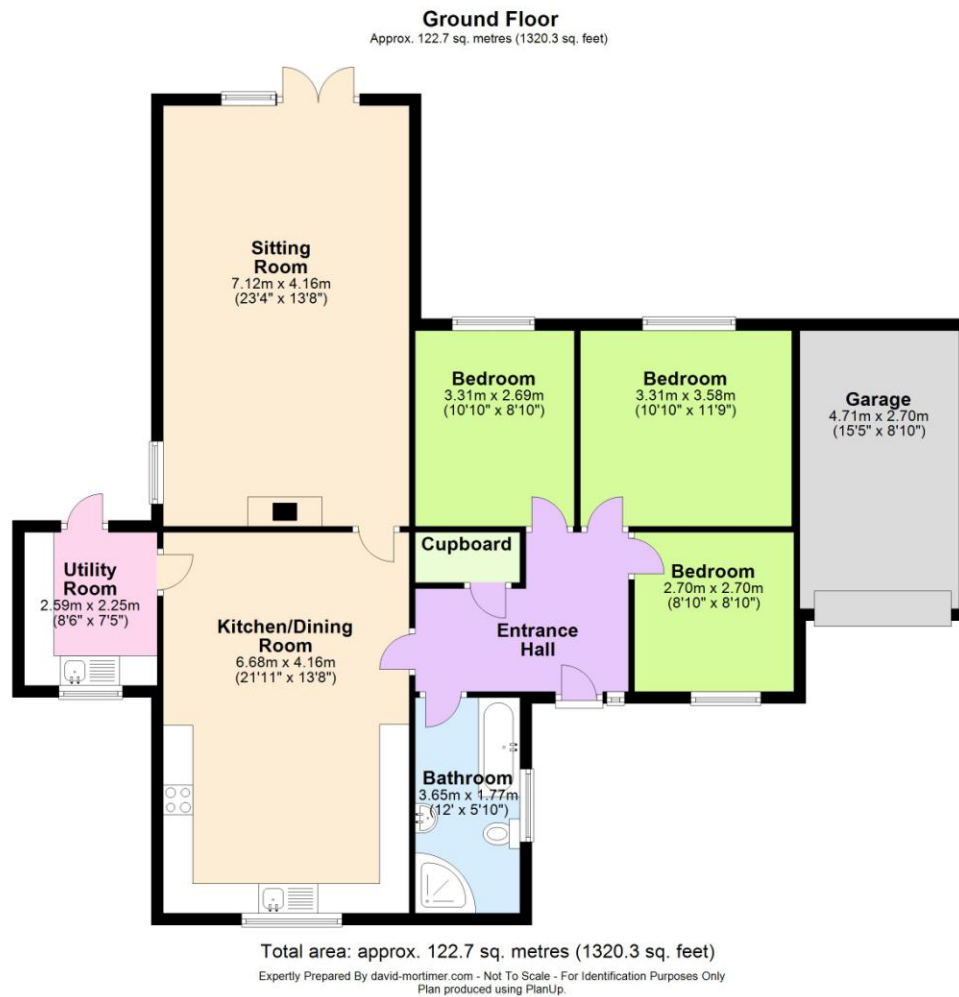
**OUTSIDE:**

The gardens to this home are an outstanding feature, there is a large garden to the front aspect with lawns, side gravel driveway providing parking for approximately 3 to 4 vehicles and leading to single garage. There is side access on either side of the property which leads to the main gardens to the rear. There is a large lawn area with side flower and shrub borders, fenced and hedged on all sides, a good sized patio, timber shed and playhouse with views into the distance over open farmland and small meadow to the rear. Viewing is strictly by appointment with the above agents.

**DIRECTIONS:**

**From Hollingsworth Road 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 Popular Hill, slight right onto Park Rd, slight right onto Bildeston Rd, continue onto Bowl Road where the property will be found on the right.**

# FLOORPLANS



## THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures or fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

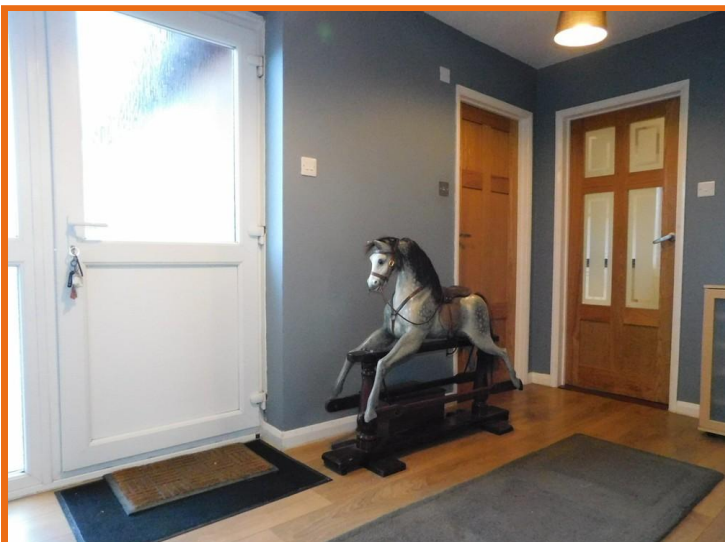
References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title document. The buyer is advised to obtain verification from their solicitors.

**ALL MEASUREMENTS ARE APPROXIMATE**



# PHOTOGRAPHS

**BUCKS**  
PROPERTY AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	
Address:		3 Bowl Road Battisford	
Reference:		3 Bowl Road Battisford	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

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