



£525,000

2 Laburnham Drive, Battisford, Stowmarket, IP14 2JH

BUCKS Property Agents are delighted to offer for sale this immaculately presented FIVE BEDROOM DETACHED PROPERTY located in the popular village of BATTISFORD. The property itself has been updated to the highest of specification and boasts SEALED UNIT DOUBLE GLAZING, OIL RADIATOR CENTRAL HEATING, excellent sized living accommodation, and GOOD SIZED BEDROOMS. The property has an enviable setting in a QUIET CUL DE SAC location and benefits from a GOOD SIZED PLOT approaching approximately 1/4 ACRE STS. There are FIELDS TO THE REAR and a DOUBLE GARAGE WITH ELECTRIC UP & OVER DOOR and also PARKING for numerous vehicles. Battisford lies close to Stowmarket and offers a welcoming village feel with a community public house.

The agents recommend an internal inspection at the earliest convenience to appreciate this outstanding accommodation now on offer.

The accommodation on offer is as follows:

HALLWAY:

With Moduleo LVT flooring, airing cupboard housing hot water tank, loft access and two radiators.

WC:

With window to the front, Moduleo LVT flooring, low level WC, sink in vanity unit.

KITCHEN:

With range of high & low level units, tiled effect flooring, range cooker, sink with drainer, tiled splashbacks and two windows to the front.

UTILITY ROOM:

With plumbing for washing machine, boiler, vinyl flooring, radiator, window to the rear, sink with drainer, door to the outside and tiled splashbacks.

FAMILY ROOM:

With window to the rear, under stairs cupboard and patio doors to the rear.

SITTING ROOM:

With TV point and two radiators, brick style fireplace with space for electric fire.

CONSERVATORY:

With radiator and door to the outside.

BEDROOM 1:

With three windows to the front, fitted wardrobes and radiator.

EN SUITE:

With shower in separate cubicle, window to the side, low level WC, pedestal hand basin and heated towel rail. Moduleo LVT flooring.

BEDROOM 2:

With fitted wardrobes and radiator, window to the rear.

BEDROOM 3:

With window to the rear, and radiator.

BEDROOM 4:

With window to the front and radiator.

BATHROOM

With Moduleo LVT flooring, window to the rear, bath with shower over, WC, sink and heated towel rail.

ON THE FIRST FLOOR:

BEDROOM 5/OFFICE:

With window to the rear, window to the side and radiator.

OUTSIDE:

At the front of the property is a block paved driveway providing parking for numerous vehicles and leading to a **DOUBLE GARAGE** with electric doors and power & light connected and a personal door to the rear. There is a lawn with circular shrub feature, pebble borders and a side gate giving access to the rear garden.

The rear gardens comprise lawns, far reaching views over fields, decking areas with circular patio feature, hedging, shrubs and a patio and is surrounded by fencing.

DIRECTIONS

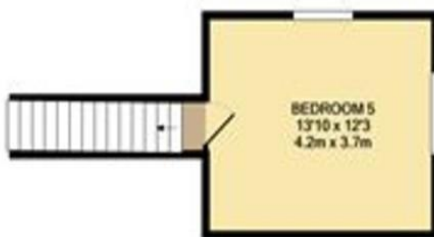
Head North on Market Place towards Tavern Street B1115. Turn right at Cross Street on to Station Road West B1115. Turn right on to Gipping Way A1308. Turn right on to Hollingsworth Road. At the roundabout take the 1st exit on to Ipswich Road. At the roundabout take the 2nd exit on to Needham Road. At the roundabout take the 1st exit on to Poplar Hill. Continue on to Combs Ford, the slight right on to Park Road, then slight right on to Bildeston Road. Continue on to Bowl Road. Turn right on to Mill Road, then right on to Laburnham Drive where the property can be found.

FLOORPLANS



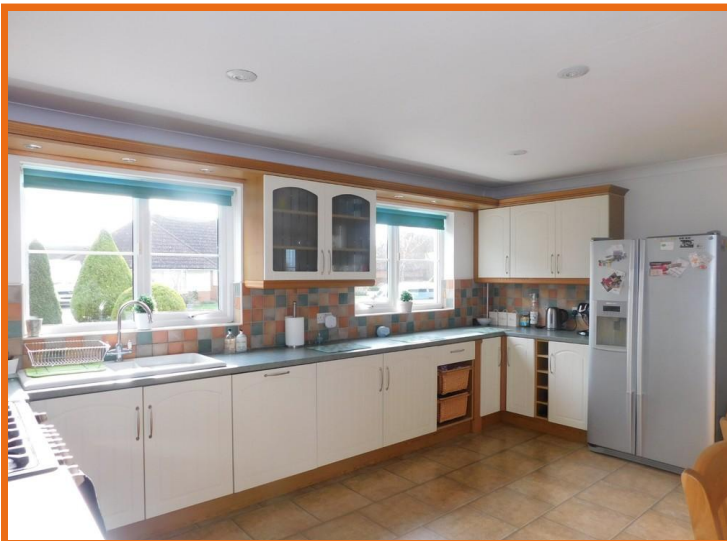
GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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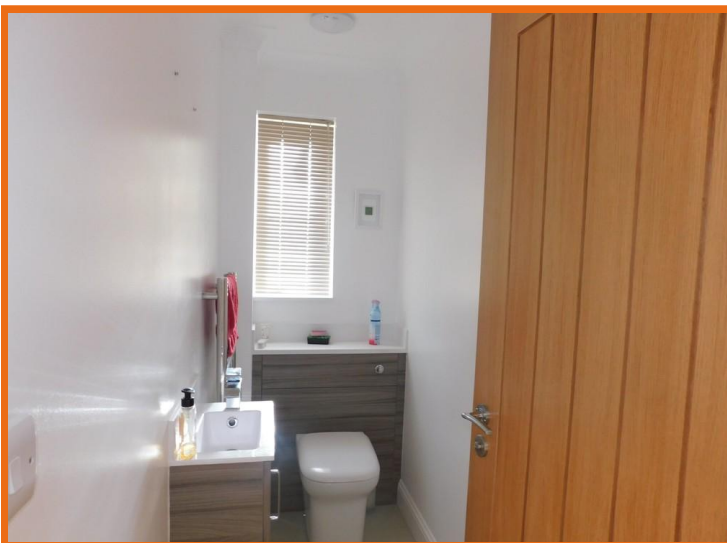


1ST FLOOR

PHOTOGRAPHS

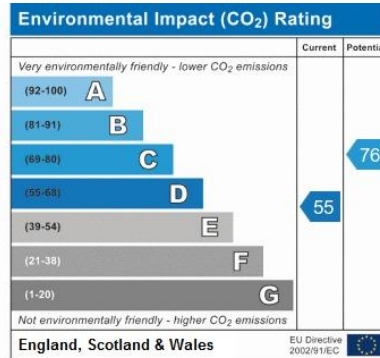
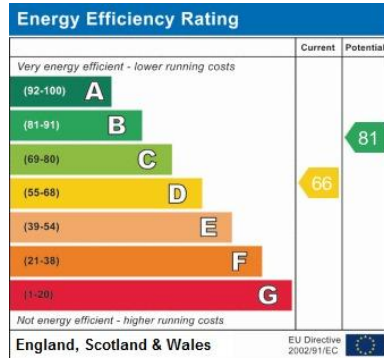


PHOTOGRAPHS



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Address:
2 Laburnham Drive Stowmarket

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PROPERTY NOTES



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