



Straight Road
Battisford

£579,950

LACY SCOTT
& KNIGHT

150 YEARS est. 1869

Barnside

Straight Road | Battisford | Stowmarket | IP14 2LZ

Stowmarket 5 Miles, A14 (J50) 5.5 Miles, Ipswich 15 Miles

A substantial 4 bedroom detached bungalow offering approximately 2000 sq. ft. of accommodation. In a central Suffolk village location.

Hall | Cloakroom | Living Room | Dining Room | Conservatory | Utility Room | Main Bedroom inc. En Suite & Dressing Area | Total 4 Bedrooms | Bathroom | Double Garage | Large Plot | Extensive Attic Storage

Barnside

Barnside is an individual detached bungalow which together with the adjacent bungalow was constructed in the late 1980s by renowned local builders O Seaman & Son. The property has remained in the same ownership since its construction and has been substantially extended over the years, and now offers approximately 2000 sq. ft. of accommodation.

The entrance hall, which has attractive wood boarded flooring leads through to the living room which has a fireplace housing a woodburner, and has an adjacent semi open plan dining area. From the living room there are glazed double doors which lead through to a large conservatory, which has brick plinth walling with a timber frame sealed unit framework above and a multi skin laminate roof and a tiled floor. This room has an air conditioning system.

The kitchen which has been refitted, has white fronted wall cupboards and base units in a farmhouse style, together with marble work surface, and has integrated fittings which include



a ceramic hob with extractor unit over, a Bosch Gourmet double oven and a built-in fridge freezer and dishwasher. Adjacent to the kitchen is the original utility area with boiler and washing machine, and this has been extended to provide a useful laundry area with open views to the rear.

The original bedroom accommodation has been extended to provide a principal bedroom suite which has a dressing area and shower room, with a fourth bedroom on the first floor above.

Outside

The property is set back from Straight Road, and is accessed via a private driveway which is owned by Barnside, but serves two properties. The overall plot size is approximately 1/3 acre, with a large proportion located at the front of the property and comprising an area of lawn and a large natural pond and a garden shed.

The rear garden is laid to grass, and although not large, has a most attractive view outlooking onto open farmland.

The property has the benefit of a detached double garage

which has electrically operated doors and has been extended at the rear to provide a very useful workshop area.

Location

Barnside is located close to the centre of the Mid Suffolk village of Battsford, which is itself approximately 5 miles south of the market town of Stowmarket and 5 miles west of the small town of Needham Market. Both towns provide local shopping and school facilities, and Battsford itself retains a community village pub.

Other nearby towns include Hadleigh and Lavenham which are both to the south, and the county town of Ipswich is

approximately 13 miles to the east. Stowmarket has a mainline rail station providing a regular commuter service to London Liverpool Street. The A14 trunk route which bypasses Stowmarket provides good road links across the county from east to west, in the direction of Bury St Edmunds, Cambridge and beyond

Battsford is considered to have an active community, and retains two churches and a community owned village pub.

Services

Mains water, drainage and electricity are understood to be connected. Central heating is provided from an oil fired

boiler serving radiators.

Local Authority

Mid Suffolk District Council - Council Tax Band E.

Viewing

By telephone appointment with the sole agents.

Directions

Proceed southward out of the town via Poplar Hill in the direction of Combs village, passing through the village and on for a further 2 miles. On arriving in Battsford go past the Punch Bowl Public House and past the turning into Mill Road,



and after a further 150 yards the turning into Barnside will be found on the left hand side.



Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the Agents, and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property, and any error or misstatement shall not annul the letting, nor entitle either party to compensation. The plans are for the purpose of identification only. In the event of any discrepancy between the plans and schedule of areas, the schedule of areas shall prevail.

Misrepresentation and Notices Lacy Scott & Knight for themselves and as Agents for the Seller of the property give notice that:-

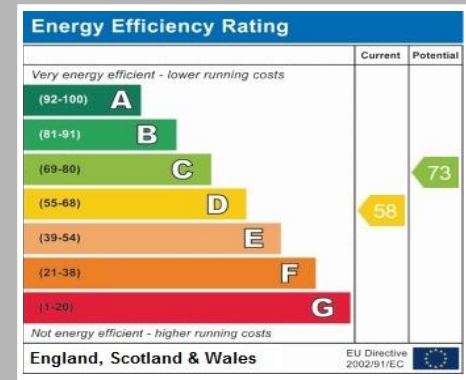
- a) These Particulars are intended to give a fair and substantially correct overall description for the guidance of intending Purchaser(s) and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items.
- b) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending Purchaser(s) should not rely on them as statements or representations of facts, but must satisfy himself by inspection or otherwise as to the correctness of each item.
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Straight Road, Battisford, Stowmarket, IP14

Approximate Area = 2044 sq ft / 189.9 sq m
 Limited Use Area(s) = 78 sq ft / 7.2 sq m
 Garage = 525 sq ft / 48.8 sq m
 Total = 2647 sq ft / 245.9 sq m
 For identification only - Not to scale



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2020. Produced for Lacy Scott & Knight. REF: 665228



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