



The Oldings | Battisford | Stowmarket | IP14 2HL

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# The Oldings, Battisford, Stowmarket, Suffolk, IP14 2HL

*“A spacious & immaculately presented four bedroom detached bungalow, located in an enviable position & offering far-reaching countryside views, outbuildings, ample off-road parking, substantial enclosed rear courtyard & formal gardens.”*

## Description

An outstanding, spacious and immaculately presented four bedroom detached bungalow, located in an enviable, elevated position and commanding delightful, far-reaching countryside views.

Other notable benefits include outbuildings and substantial, private enclosed rear courtyard.

## 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 in more detail comprises:

Door to:

## Entrance Hall

Tiled flooring, double aspect windows to the front and side, cloak hanging space, spotlights and door to:

## Kitchen/Breakfast Room Approx 18'8 x 13'3 (5.69m x 4.04m)

Magnificent space with a matching range of wall and base units with granite worktops over and inset with one and a half bowl sink, drainer and chrome mixer tap. Integrated appliances include Neff oven and grill, five ring gas hob with extractor over, hotplate and range style cooker and dishwasher. Space for American style fridge/freezer, tiled flooring, spotlights, double aspect windows to either side as well as French doors opening onto the terrace and opening to:

## Utility Room Approx 10' x 5' (3.05m x 1.52m)

With personnel door to rear, window to rear aspect, spotlights, tiled flooring, eye-level units and wooden worktop with space under for white goods.

## Cloakroom

White suite comprising w.c, hand wash basin, tiled flooring and frosted window to rear aspect.

## Sitting Room Approx 25'7 x 13'5 (7.80m x 4.09m)

Taking full advantage of the far-reaching countryside views via two sizable windows to the front aspect, feature inset with wood burning stove on a tiled hearth with brick surround and wooden mantel over. Spotlights and French doors to rear opening onto the terrace. Door to inner hallway and door to:

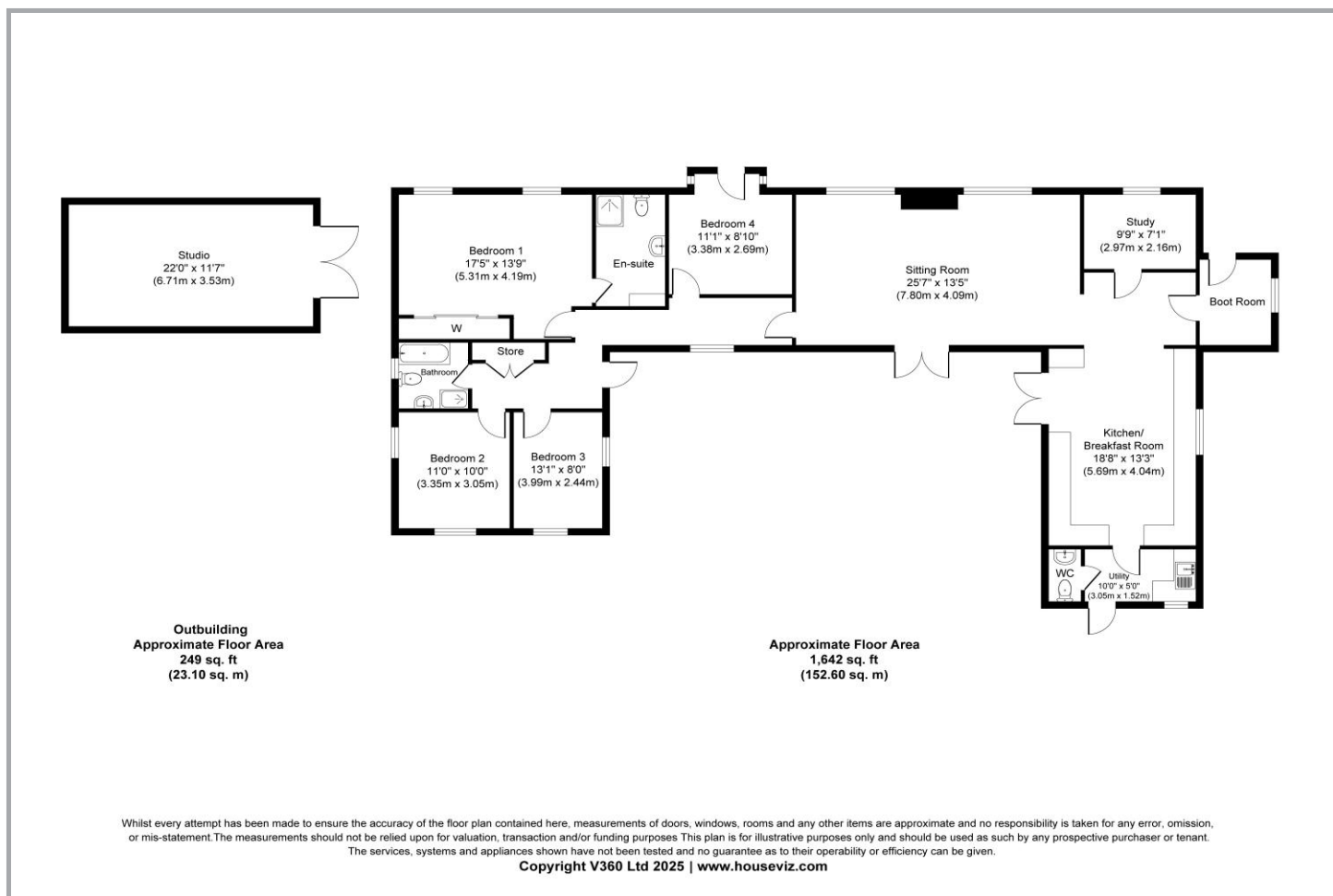
## Study/Bedroom Five Approx 9'9 x 7'1 (2.97m x 2.16m)

Most recently used as a home office but equally as suitable as a bedroom. Window to front aspect, spotlights and door to cupboard housing fuse board and meters.

## Inner Hallway

L-shaped with spotlights, personnel door opening onto the terrace, accessed to loft, door to storage cupboard with ample shelving and doors to:





### Master Bedroom Approx 17'5 x 13'9 (5.31m x 4.19m)

Striking double room with wooden panelling, extensive built-in wardrobes, two windows to front aspect and making full use of the countryside views and door to:

### En-Suite Shower Room

Luxuriously appointed white suite comprising w.c, hand wash basin, partly tiled shower area, heated towel rail, tiled flooring, metro tiled walls, frosted window to front aspect, spotlights and extractor.

### Bedroom Two Approx 11' x 10' (3.35m x 3.05m)

Double room with double aspect windows to the rear and side and spotlights.

### Bedroom Three Approx 13'1 x 8' (3.99m x 2.44m)

Double room with double aspect windows to the rear and side and spotlights.

### Bedroom Four Approx 11'1 x 8'10 (3.38m x 2.69m)

Double room with double aspect windows to either side, personnel door to front, spotlights and access to loft.

### Family Bathroom

Well-appointed white suite comprising w.c, hand wash basin, roll-top bath with shower attachment, heated towel rail, tiled flooring, metro tiled walls, spotlights, extractor and frosted window to side aspect.

### Outside

The Oldings stands well back from the road in an unrivalled elevated setting, and is accessed over a private gravelled drive providing ample off-road parking as well as giving access to a detached timber outbuilding. This has power and light connected and is suitable either as a home office, workshop, studio or any other use that may suit.

To the rear a substantial terrace abuts the property, and also incorporated within the plot is a greenhouse as well as a selection of attractive raised beds and rockery area.

To the front and making full use of the outstanding views are predominately lawned formal gardens, planted with both flower and shrub borders and specimen trees. The boundaries are defined by a mixture of fencing and hedging for the most part.

### Agents Note:

We understand from our clients that the driveway to the property is owned by a local land owner, The Oldings has right of access across it and own from where the cars park, across the whole front of the raised lawn to the boundary fence, with permission to keep the natural bush fencing at the front trimmed.

We also understand from our clients they are in the process of attaining a legal agreement to put a gate across the end of the drive via a peppercorn rent with the land owner.

### Local Authority

Mid Suffolk Council

### Council Tax Band – D EPC - F

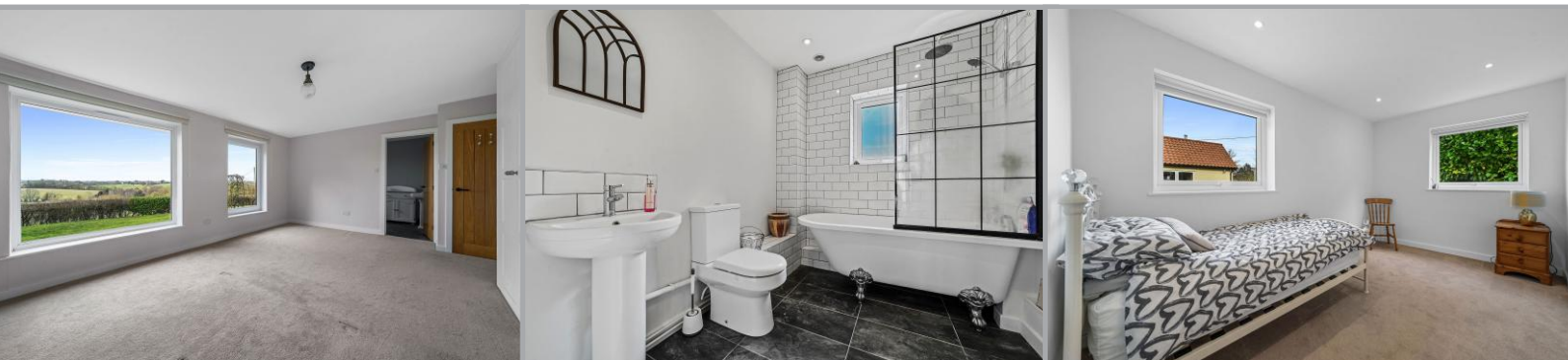
### Services

Main water and electricity. Oil-fired heating. Private drainage.



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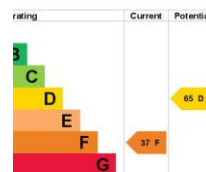
Energy performance certificate (EPC) - Find an energy certificate - GOV.UK



### Energy rating and score

This property's energy rating is F. It has the potential to be D.

[Improve this property's energy](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

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