



West View Mill Road, Battisford

Stowmarket



Minors & Brady

West View Mill Road

Battisford, Stowmarket

West View delivers an impressive sense of space from the moment you arrive, with a layout designed for effortless day-to-day living. The home balances functionality with comfort, offering well-defined yet flowing areas that suit both family life and entertaining. Its thoughtful design ensures privacy where needed while still maintaining a connected, open feel throughout. Generous room proportions provide flexibility for a variety of lifestyles, whether working from home or hosting guests. The addition of multiple practical features enhances convenience without compromising on style. Outside, the setting offers a peaceful backdrop with plenty of room to enjoy the surroundings. Altogether, this is a versatile and inviting bungalow that combines rural charm with modern ease.

- Substantial detached bungalow offering single-storey living
- Four generously sized bedrooms with flexible use
- Principal suite with ensuite and dedicated dressing room
- Expansive sitting room with bay window and sun room access
- Bright sun room ideal for relaxing or entertaining
- Well-equipped kitchen with ample storage and workspace
- Separate utility room for added practicality
- Large entrance hall creating an impressive first impression
- Double garage and extensive off-road parking
- Generous rear garden with patio and open field views



M&B



M&B

West View Mill Road

Battisford, Stowmarket

The Location

Situated along Mill Road towards the southern edge of the charming Mid Suffolk village of Battisford, the property enjoys a peaceful rural setting while remaining conveniently positioned approximately five miles south of the market town of Stowmarket and five miles west of Needham Market.

Battisford is regarded as a thriving and welcoming community. The village itself benefits from local amenities including two churches, a village play area, and a well-regarded community pub, all contributing to its friendly and sociable atmosphere.

Whilst in nearby Stowmarket, residents have access to a vibrant market town known for its family-friendly environment and strong sense of community. The town offers a wide range of schooling options, from nurseries and primary schools through to secondary education, making it particularly appealing to families. A variety of local amenities are available including supermarkets, independent shops, cafés, restaurants, and leisure facilities such as a cinema, sports clubs, and a swimming pool.

Surrounded by picturesque countryside, the area provides excellent opportunities for outdoor activities, with nearby parks, open spaces, and walking routes ideal for families and nature enthusiasts. The River Gipping and surrounding country parks further enhance the appeal for those who enjoy outdoor recreation.

Stowmarket also benefits from excellent transport connections, with its mainline railway station offering direct services to London Liverpool Street, as well as links to Cambridge and Ipswich, making it a practical choice for commuters. The nearby A14 provides easy road access to larger centres including Bury St Edmunds, Ipswich, and Norwich.



West View Mill Road

Battisford, Stowmarket

West View, Battisford

West View is a spacious and well-appointed bungalow situated in the village of Battisford, offering generous accommodation and a practical layout suited to a range of buyers. Set back from the road, the property is approached via a brickweave driveway that provides ample off-road parking and leads to a substantial double garage, adding both convenience and additional storage options.

Upon entering, you are welcomed by a notably large entrance hall that immediately sets the tone for the scale and flow of the home. From here, the accommodation branches out in a logical and accessible manner.

The kitchen is arranged in an L-shape and is fitted to provide extensive storage and preparation space, with room to accommodate a large range cooker, making it a highly functional area for everyday use. Adjoining the kitchen is a separate utility room, offering further practicality and helping to keep the main kitchen space organised. A conveniently located WC is also accessed from the hallway.

The main living space is a particularly long and generously proportioned sitting room, enhanced by a bay window that allows for plenty of natural light. Character is added through subtle brick accents, while French doors open directly into a sun room, creating a natural transition between indoor and outdoor living areas and offering additional space for relaxation or entertaining.



M&B

West View Mill Road

Battisford, Stowmarket

The bungalow provides four well-sized bedrooms, all capable of accommodating a variety of furniture arrangements. The principal bedroom benefits from its own ensuite bathroom as well as a dedicated dressing room, offering a degree of privacy and comfort.

The remaining bedrooms are served by a four-piece family bathroom, providing both a bath and separate shower.

Externally, the property continues to impress with a patio area ideal for outdoor seating and dining, alongside a large lawned garden that enjoys open field views. The outdoor space is well-suited for a range of uses, whether for recreation, gardening, or simply enjoying the surrounding outlook, and offers plenty of room for children and pets to move freely.

Overall, West View presents a well-balanced combination of internal space, practical features, and outdoor appeal, positioned within a village setting while offering comfortable, single-storey living.

Agents Note

This property will be sold freehold and connected to oil-fired heating, mains water, electricity and drainage.



Ground Floor
Approx. 216.0 sq. metres (2325.2 sq. feet)
(excluding Bathrooms)



Total area: approx. 216.0 sq. metres (2325.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Plan produced using PlanUp.

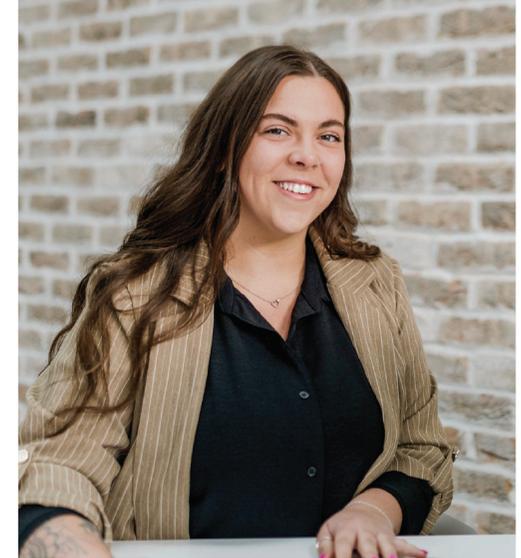
Dreaming of this home? Let's make it a reality



Meet *Nicola*
Branch Manager



Meet *Theo*
Property Consultant



Meet *Anya*
Aftersales Progressor

Minors & Brady
Your home, our market

 diss@minorsandbrady.co.uk

 01379 771444

 46-47 Mere Street, Diss, IP22 4AG

CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



Matt Waters
Director and
Principal



Victoria Payne
Mortgage and
Protection Advisor

Offering you quick and professional mortgage advice every step of the way.

T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk