



## Broad Road, Bacton, Stowmarket, IP14 4NB

**£550,000**

An individually built and situated four bedroom detached bungalow occupying a spacious plot and boasting southerly facing rear gardens, detached double garage, extensive off-road parking and versatile living space in the regions of 1600 sq ft

- Double detached garage
- Southerly facing rear gardens
- Summer house and outbuildings
- Approx 1600 sq ft
- 4X Double bedrooms
- Council Tax Band E
- Freehold
- Energy Efficiency Rating D.



## Property Description

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### Situation

Enjoying a prominent position the property is well situated within the village. Bacton lies within the picturesque countryside of mid Suffolk and offers an excellent range of amenities and facilities, including shop with post office, village hall, public house, church and primary school. Whilst being conveniently located to the neighbouring town of Stowmarket having a more extensive and diverse range of amenities and facilities including a mainline railway station with direct services to London Liverpool Street and Norwich.

### Description

The property comprises a substantial four bedroom detached bungalow having been individually built and designed and of traditional brick and block cavity wall construction under a pitched interlocking tiled roof, sealed unit upvc double glazed windows and doors. Heated by modern oil fired central heating boiler via radiators. Throughout the property is presented in a most excellent decorative order having well proportioned rooms all flooded by plenty of natural light. The accommodation is well laid out and offers spacious living in the regions of 1600 sq ft

### Externally

The property is setback from the road having extensive off-road parking upon a tarmac driveway, leading up to the double detached garage with two doors to front one being an electric automatic garage door. Power/light within garage, personal door to side and storage space within eaves. Additionally there is good storage space to the rear of the garage. The main gardens are of generous size being predominately laid to lawn and enclosed by concrete post and panel fencing offering a great deal of privacy/seclusion within and enjoying a south-westerly aspect. Included within the sale is a large timber workshop with power/light connected, timber summerhouse and greenhouse opposite (with automatic windows).

The rooms are as follows

**ENTRANCE HALL:** A pleasing and spacious first impression with solid wood door with roller shutter to side. Tiled flooring flowing through with under floor heating, six panel internal doors giving access to the bedrooms, reception rooms, kitchen and bathroom. Access to loft space above, (insulated and boarded) and built-in airing cupboard to side.

**WC:** With frosted window to front and low-level wc and wash hand basin. Tiled flooring.

**RECEPTION ROOM ONE:** Found to the rear aspect of the property and with French doors giving access through to the conservatory extension and views onto gardens beyond. Focal point of the room being the fireplace to side with inset working multi fuel wood/coal burner.

**RECEPTION ROOM TWO:** A bright and spacious double aspect room with windows to front and side. Used as a formal dining room and can be used for a number of different uses.

**CONSERVATORY:** Upvc conservatory extension upon a brick plinth with French doors opening onto the paved patio area. Enjoying a southerly aspect.

**KITCHEN/BREAKFAST ROOM:** Found to the rear of the property, the kitchen offers an extensive range of wall and floor mounted unit cupboard space with roll top work surfaces and integrated appliances with Bosch oven, four ring electric hob with extractor above, fitted dishwasher, fitted fridge/freezer and insert one and a half bowl sink with drainer and mixer tap. Access to side through to utility.

**UTILITY:** Found to the rear of the property and with matching units of the kitchen with roll top work surfaces and space for white goods, stainless steel sink with drainer and mixer tap. Tiled floor. Door to side giving external lights onto the rear gardens.

**BEDROOM ONE:** A double aspect room being of a generous size and with the benefit of two double built-in storage cupboards to side. Roller Shutters to windows.

**BEDROOM TWO:** With window to the side aspect and enjoying views onto the gardens. A generous double bedroom. Double built-in storage cupboard to side. Roller shutters to windows.

**BEDROOM THREE:** Window to the front aspect. A good double bedroom room. Roller shutters to windows.

**BEDROOM FOUR:** Window to the side aspect. Although the smaller of the four bedrooms is still a double bedroom. Currently used as an office with fitted work-surface to side.

**BATHROOM:** With frosted windows to front. Corner bath, separate tiled shower cubicle, extractor fan, low-level wc, wash hand wash basin and fully tiled.

**OUR REF:** 8254



## Viewing Arrangements

Strictly by appointment

## Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

