



THE  
**LARK**  
PARTNERSHIP



Bacton | Suffolk



# Opportunity Awaits...

Occupying a generous plot of approximately 0.20 acres in a lovely village setting, this detached bungalow enjoys a quiet and well-positioned location within comfortable walking distance of local amenities. The property offers spacious and flexible accommodation, with excellent potential for updating and enhancement, allowing a purchaser to create a home tailored to their own tastes and requirements.

The property is entered via a fully glazed porch, leading into a central hallway which provides access to the main living spaces. The hallway benefits from useful storage cupboards and access to the loft space.

The kitchen is fitted with a built-in oven and electric hob, sink unit, and houses the boiler. There is space for a freestanding under-counter fridge, a separate freezer, and plumbing for a washing machine. Adjoining the kitchen is a lean-to garden room, offering additional storage and providing convenient access to the driveway.

The sitting room is a comfortable reception space, featuring a chimney breast with an electric fireplace in situ and offering scope for cosmetic improvement.

To the front of the property is a versatile reception room or bedroom, featuring a fireplace and offering flexibility for use as a second sitting room, dining room or additional bedroom, subject to individual needs.







## Space to Refine...

There are two further double bedrooms positioned to the rear of the property, one of which benefits from a built-in double storage cupboard, a wash-hand basin, and double-glazed doors opening directly into the conservatory. This room could equally serve as an additional reception space, making the layout particularly adaptable.

The shower room is fitted with a shower, WC, wash-hand basin and radiator.

The conservatory is half brick-built with tiled flooring and electric heating, enjoying pleasant views over the rear garden. With some general maintenance and attention, this space offers excellent potential to become a bright and useful garden-facing room. Fitted blinds are in place, although some would benefit from updating.

## Location...

The bungalow sits within an attractive plot of approximately 0.20 acres, with the rear garden offering a good degree of privacy and not being overlooked, creating a peaceful outdoor setting. There is a pond to the front garden and a deeper pond within the rear garden, adding character and interest to the grounds.

A tandem driveway provides off-road parking for approximately three to four vehicles, leading to a garage/workshop at the rear of the property with power and lighting connected. There is further scope for a purchaser to adapt the parking arrangement if desired, subject to their requirements. Additional external features include a covered oil tank area and a brick-built outbuilding, both providing useful storage options. Boundary features appear well-established and in good visual condition.

The property is set within a charming and well-served village, offering a strong sense of community and a range of everyday amenities all within walking distance. These include a village shop with Post Office, The Bull Inn public house (also serving food), Bacton Village Hall hosting numerous clubs and societies, Bacton Primary School, a doctor's surgery, and local sports clubs including football and bowls.

For commuters and wider facilities, Stowmarket is approximately 6.4 miles away and provides a mainline railway station with direct services to London Liverpool Street in as little as 70 minutes. The historic market town of Bury St Edmunds, renowned for its independent shops, restaurants and cultural attractions, is approximately 15 miles away.







## Key Information:

### LOCAL SCHOOLS:

- Bacton Primary School, 0.49 Miles, Rated Good
- Crawford's Church of England Primary School (Haughley), 2.81 Miles, Rated Good
- Old Newton Church of England Primary School, 2.88 Miles, Rated Good
- Elmswell Community Primary School, 3.5 Miles, Rated Good

### LOCAL AUTHORITY:

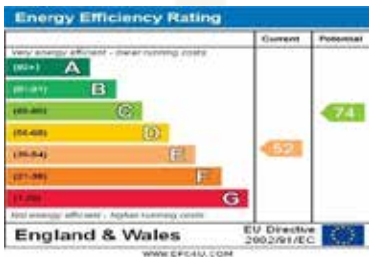
Mid Suffolk District Council  
Council Tax Band C

### TENURE:

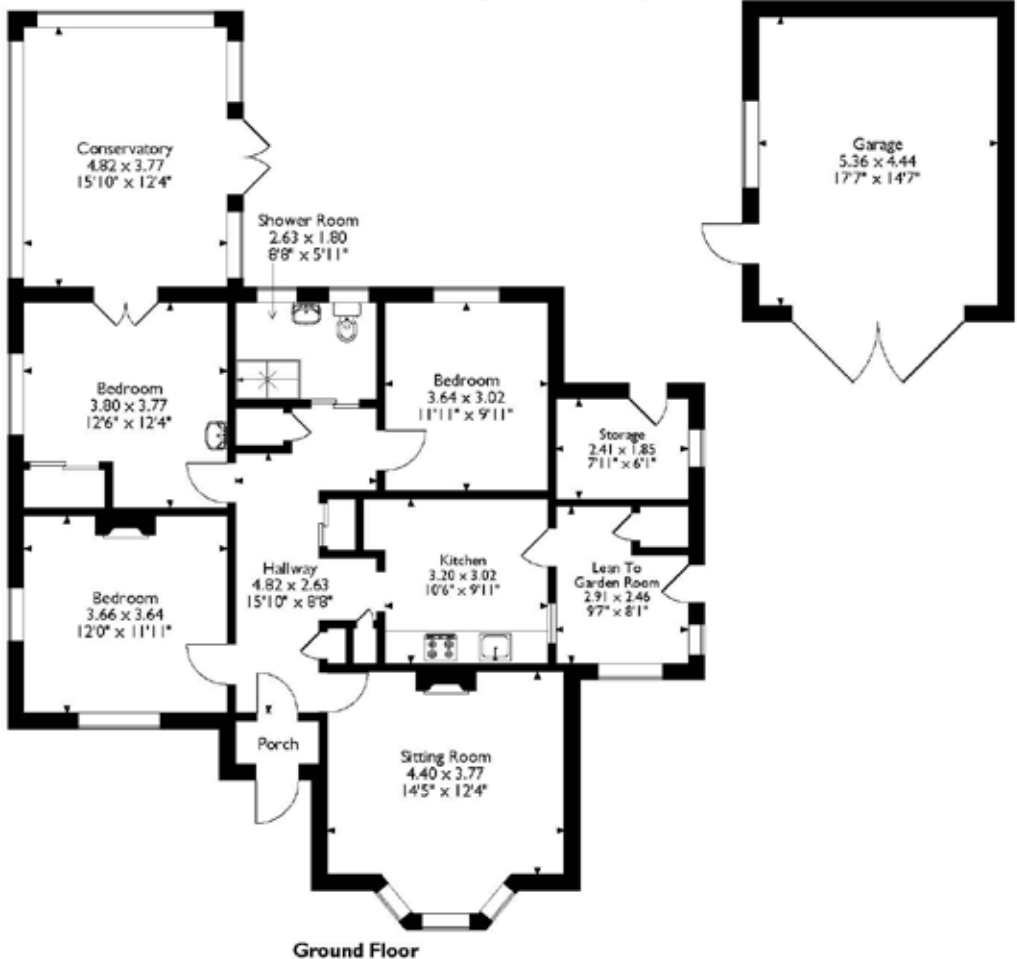
Freehold

### SERVICES:

Heating Type	Oil
Electricity	Mains
Water	Mains
Sewerage	Mains



Approximate Gross Internal Area  
Main House = 117 Sq M/1259 Sq Ft  
Garage = 24 Sq M/258 Sq Ft  
Outside Storage = 5 Sq M/54 Sq Ft  
Total = 146 Sq M/1571 Sq Ft



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