



Elm Way
Bacton

Guide Price £235,000

LACY SCOTT
& KNIGHT
150 YEARS est. 1869

4 Elm Way

Bacton | Stowmarket | Suffolk | IP14 4NX

Stowmarket 6 miles, Bury St Edmunds 17 miles, Ipswich 19 miles

Bright and airy 2 bedroom detached bungalow which has been much improved and updated and which benefits from ample parking as well as superb garden to rear with the added benefit of being set within this highly regarded village.

Entrance Hall | Reception Room | Fitted Kitchen | Dining Area | 2 Bedrooms | Walk-in Wet Room | Conservatory | Garage plus Parking | Beautifully Presented Landscape Garden to Rear | Oil Fired Central Heating | Double-glazing | Single Garage | No Onward Chain

4 Elm Way

Bright and airy detached bungalow situated within this quiet cul de sac with the bungalow itself presented in good condition throughout. From the entrance hall there are doorways leading into all the principal rooms including the reception room which benefits from an air conditioning unit as well as picture window to the front and glazed double doors which open out into a conservatory to the rear which in turn provides views and access to the rear garden. The modern fitted kitchen has been designed with wheelchair user in mind and presently comprises a range of wall, base and drawer units, as well as stainless steel sink unit and plumbing for washing machine. Other features of note include tiled walls and water softener, plus modern consumer unit. From the kitchen there is a doorway leading out to the dining



room/area with doorways leading to the front as well as to the enclosed rear garden, plus a further doorway which leads into the garage. Both the bedrooms are of good proportions, the main of which features an air conditioning unit. The modern tiled wet room benefits from a low flush wc and wash handbasin plus heated towel rail.

Outside

To the front of the property there is a gravelled area enclosed by fence plus driveway which leads to the single garage with up and over door to front and which also benefits from light and power. The enclosed garden to the rear is a particular feature of this property due to it having been

landscaped for enjoyment and easy maintenance which includes a wonderful fountain water feature.

Location

This property is located within the Mid Suffolk parish of Bacton. The village enjoys an active local community with village shop/post office, garage, doctor's surgery, primary school and "The Bull" public house.

The well served market town of Stowmarket is 6 miles away and offers good education, recreational and commercial facilities as well as a mainline rail station offering a regular service to London (Liverpool Street) taking approximately 80

minutes.

Services

Mains water, electricity and drainage are connected. Oil fired central heating.

Local Authority

Mid Suffolk District Council - Council Tax Band C.

Directions

From Stowmarket/A14 travel through Haughley, Haughley Green into Bacton. After passing the Church on the right hand side after approximately a further half mile there will be a turning off to the right signposted Pretymen Avenue. Turn right, then take the first turning off to the left into Elm Way, continue along this road, the property will be found on the right hand side.

Viewing

Strictly by appointment with the agents Lacy Scott & Knight.



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.

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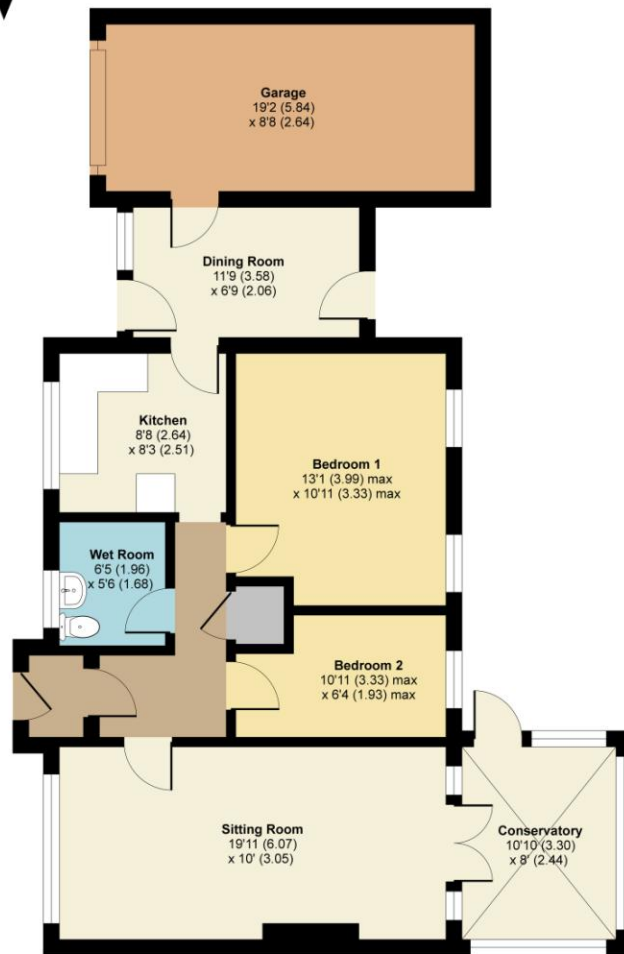
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Elm Way, Bacton, Stowmarket, IP14

Approximate Area = 789 sq ft / 73.2 sq m (excludes garage)

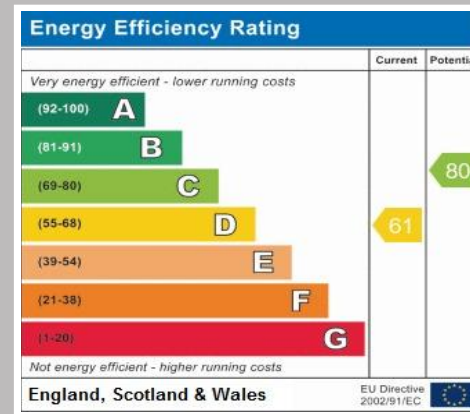
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GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Lacy Scott & Knight. REF: 656174



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