



Church Road, Bacton

Sheridans







## Church Road, Bacton IP14 4LJ

Offers Over £325,000

A newly refurbished three bedroomed detached bungalow in the heart of the well-served village of Bacton.

Standing within generous South facing gardens, this individual detached bungalow has been newly refurbished to create light and airy accommodation, yet still offering further scope to enhance the exterior, adding that finishing touch.

The property has the benefit of planning permission to extend it into a larger four bedroom chalet-style home.

Benefitting from oil fired radiator central heating, new flooring, re-wiring and re-decorating, the accommodation currently in brief comprises of an entrance hall with built-in cloaks cupboard and door to a dual aspect sitting room with fireplace. The kitchen has been totally re-modelled with a new range of fitted cupboards and built-in appliances and a separate dining room has a window to the front.

The three bedrooms are served by the newly fitted bathroom comprising bath, WC and hand wash basin.

### Outside

To the front of the property is a driveway providing off road parking for several vehicles and space for a garage/carport (subject to planning). To the rear is a generous south facing garden mostly laid to lawn with space/further potential for a studio/home office etc. New 2000L oil tank installed in 2024.

### Location

Bacton is a thriving village benefitting from a good range of local facilities including a very well-regarded primary school, garage, public house, church, doctors surgery and local shop. Excellent access is gained to the A14 dual carriageway, linking the east coast ports, Bury St Edmunds, Newmarket, Cambridge and London via the M11 motorway. The nearby market town of Stowmarket provides a good range of local facilities and of particular note is the rail link to London's Liverpool Street station.

### Directions

When entering the village from the direction of Haughley and Wetherden, proceed past the local pub and the entrance to the property will be found further on the right.

- Newly refurbished detached bungalow
- Generous south facing gardens
- Entrance hall
- Sitting room
- New kitchen and bathroom
- Three bedrooms
- Dining room
- Ample vehicle parking
- Further potential to extend/alter externally adding that finishing touch
- Thriving village setting

### Services

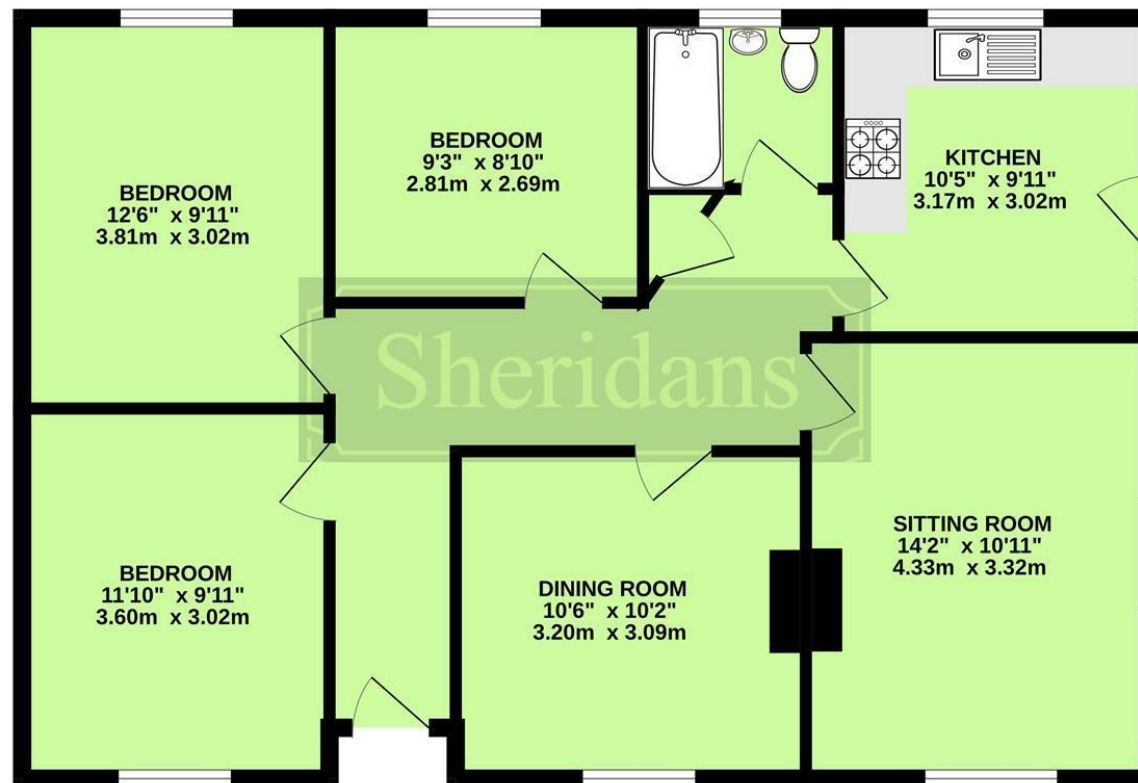
Mains electricity, water and drainage. Oil fired radiator central heating. Council tax band: C. EPC Rating: E.

Planning permission has been granted, please contact our office for more details.

### Agents Note

Building on the property next door has now been completed





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.  
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These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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