



Church Road, Bacton

Sheridans







## Church Road, Bacton IP14 4LN

Guide Price £425,000

An individual detached three bedroomed house with pretty gardens affording church views in the heart of the thriving village of Bacton.

Understood to have been built about 50 years ago and much improved in more recent years, this delightful detached family home provides particularly spacious accommodation possessing a most light and airy atmosphere, complemented by well-tended gardens and plenty of parking and garage.

Benefitting from double glazing and oil fired radiator central heating, the accommodation currently in brief comprises of an entrance hall leading through to a dining room creating an ideal space for entertaining partially beneath a high ceiling with galleried landing and staircase to first floor. The spacious sitting room is a superb light and airy reception room with feature fireplace with wood burning stove, a large window enjoying views of the garden and an additional side window looking out to the clematis climbing plant. The well-equipped kitchen leads through to the rear hall with cloakroom and to a garden room with two sets of French doors to the gardens and door to a compact utility room.

On the first floor is the spacious galleried landing and

useful study area leading to the three comfortable bedrooms (two with fitted wardrobes, the third with a double size airing cupboard) and a family bathroom with bath, separate shower enclosure and large eaves cupboard, completes the accommodation.

### Outside

The house is approached along a driveway providing plenty of vehicle parking and access to the detached garage/workshop. The front gardens are a particular feature with well-tended lawns and well-stocked flower beds with mature trees, shrubs and hedge borders. The west facing rear garden is again mostly laid to lawn with numerous flowering plants and shrubs. A paved terrace creates an ideal area for outdoor entertaining.

### Location

The house is set back from the road through the village and only a short walk to all the local facilities. 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.

- Individual detached house
- Well-stocked gardens
- Light and airy accommodation
- Thriving village location
- Spacious sitting room with fireplace and stove
- Dining room, garden room
- Well-equipped kitchen, utility, cloakroom
- Study area
- Three bedrooms, bathroom
- Plenty of parking, garage/workshop

### Services

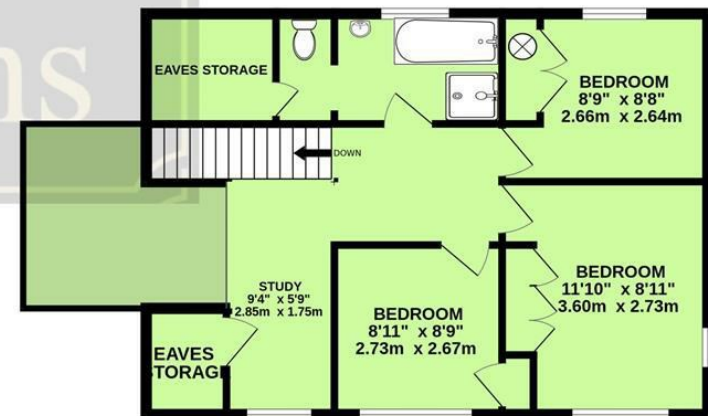
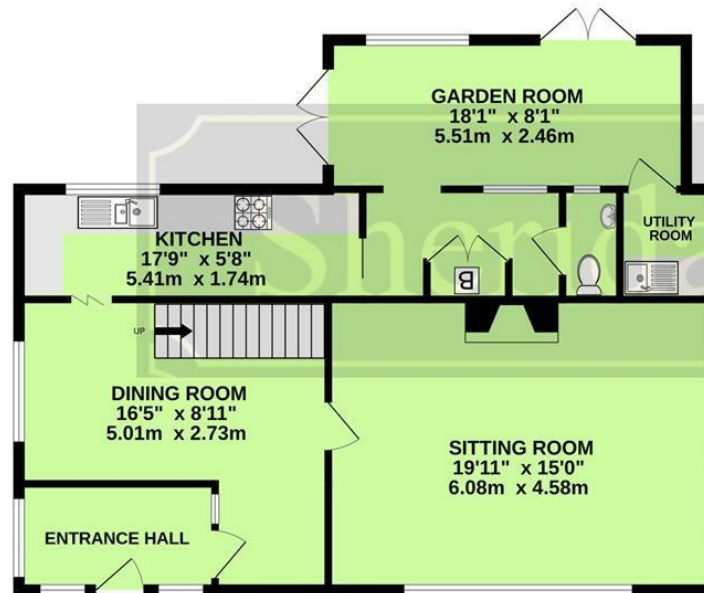
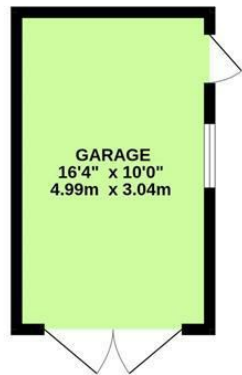
Mains electricity, water and drainage. Oil fired radiator central heating. Council Tax Band: D. EPC Rating: E



## GROUND FLOOR

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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## 1ST FLOOR



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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