



**Broad Road, Bacton STOWMARKET IP14 4HN**

**welcome to**

**Broad Road, Bacton STOWMARKET**

This three bedroom detached cottage is arranged over two floors with an enclosed garden and off-street area. With two reception rooms, two fireplaces, a conservatory, and no onward chain, this property should be viewed now!



## Accommodation

### Entrance Porch

Part glazed front door, leading to;

### Entrance Hall

Stairs to first floor, window to front, fireplace, exposed beams, radiator and carpeted flooring.

### Living Room

14' 11" max x 13' 5" max ( 4.55m max x 4.09m max )  
Window to front and rear, Inglenook fireplace with wood burner, exposed beams, radiator, TV point, wall lights and carpeted flooring.

### Dining Room

12' 9" x 8' 4" ( 3.89m x 2.54m )  
Window and door to conservatory, window to front, exposed beams, radiator and carpeted flooring.

### Conservatory

12' 2" x 8' 4" ( 3.71m x 2.54m )

### Study

4' 8" x 9' 8" ( 1.42m x 2.95m )  
Window to rear, oil fired boiler and carpeted flooring.

### Kitchen

15' 8" x 10' ( 4.78m x 3.05m )  
Windows to front, rear and side, wall and base units with granite work surfaces, butler sink with mixer tap, electric oven with induction hob and extractor fan, integrated fridge, dish washer, freezer and washing machine, spotlights, exposed beams and vinyl tile flooring.

### Lobby

Door to cloakroom and utility area with vinyl flooring.

### Cloakroom

Frosted window to side, low level WC, vanity sink with mixer tap, radiator and vinyl flooring.

## Utility Area

Three windows to side, door to garden and vinyl flooring.

## Landing

Two windows to front, access to loft, exposed beams and carpeted flooring.

## Bedroom One

15' 4" max x 9' 8" ( 4.67m max x 2.95m )  
Window to front, built in cupboard, exposed beams, wall lights, radiator and stripped wood flooring.

## Dressing Area

Two windows to rear, built in wardrobe, exposed beams and carpeted flooring.

## Bedroom Two

10' 2" x 9' 9" ( 3.10m x 2.97m )  
Window to rear and side, access to loft, radiator and carpeted flooring.

## Bedroom Three

8' 7" x 6' 9" ( 2.62m x 2.06m )  
Window to rear, two radiators, wall lights, spotlights, exposed beams, brickwork and studwork, carpeted flooring

## Bathroom

Frosted window to rear, P shaped bath with shower over and screen, low level WC, pedestal hand wash basin, part tiled walls, radiator and stripped wood flooring.

## Outside

### Rear Garden

Fence enclosed with two side access gates, patio and shingle areas, raised flower beds, timber shed, septic tank and fishpond.

### Front Garden

Hedge enclosed with path to door.

### Parking

Shingle driveway area to side with room for a number of cars.



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## Broad Road, Bacton STOWMARKET

- Three bedrooms
- Exposed beams and studwork
- Study
- Double glazed & central heated
- Bathroom & cloakroom

Tenure: Freehold EPC Rating: F

**£385,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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