



Queens Road, Bacton - IP14 4GB

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HYBRID ESTATE AGENTS



Queens Road

Bacton, Stowmarket

Positioned within the confines of a popular development in the village of BACTON within easy reach of Bury St Edmunds, this stunning **NEWLY BUILT THREE BEDROOM DETACHED** house presents a great opportunity for a growing family. The house also comes with the remainder of the **NHBC WARRENTY**. Set on a **CORNER PLOT**, this detached family home offers a quiet sanctuary with a sitting room opening onto the garden and separate **KITCHEN/DINING ROOM**, ideal for both relaxation and entertaining. The property features **THREE AMPLE BEDROOMS** including a master **EN-SUITE**, complemented by a family bathroom. Moreover, this residence showcases a larger than average rear garden with a **GOOD DEGREE OF PRIVACY**, providing the perfect backdrop for alfresco dining and leisurely afternoons. Offering practicality and sustainability, the property includes **SIDE BY SIDE DRIVEWAY PARKING** with an **ELECTRIC VEHICLE CHARGER**, as well as **SOLAR PANELS** and **AIR SOURCE HEATING**, ensuring both comfort and eco-conscious living.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: A

- Detached Family Home
- Corner Plot Position Within Popular Development
- Sitting Room & Separate Kitchen/Diner
- Three Ample Bedrooms & Two Bathrooms
- Larger Than Average Rear Garden
- Driveway Parking With EV Charger
- Solar Panels & Air Source Heating
- Quiet Tucked Away Position

The village of Bacton offers a good range of local amenities, including a post office, doctor's surgery, petrol station, recreation ground, under-5's nursery and the village hall – home to a number of local activity groups. Those with younger families will also be pleased to note that Bacton Primary School is much-loved locally and praised by Ofsted. Central to social life in the village is The Bull Inn – a characterful 16th century public house. With the A14 and A140 close at hand, it'll be easy to take advantage of everything the nearby towns have to offer. Just 6 miles away is Stowmarket. Bury St Edmunds is just 16 miles away. Meanwhile, Ipswich is found a little further on around 20 miles. Both Stowmarket and Ipswich have mainline train links to London.



SETTING THE SCENE

To the front there is a lawned garden with central pathway to the main entrance door. To the side is the Driveway parking where you can park two vehicles side by side. There is a side gate from the driveway into the rear garden as well as an EV car charger.

THE GRAND TOUR

The main entrance door leads into the hallway with the stairs straight ahead and the ground floor W/C. There is also a range of useful built in storage cupboards. To the left of the hallway is the main sitting room with wood effect flooring and a triple aspect allowing plenty of natural light with doors onto the rear garden. On the other side of the hallway is the kitchen/dining room with plenty of space for a dining table as well as another triple aspect. The kitchen is well fitted with a range of wall and base level units with rolled edge worktops over. There are integrated appliances to include double eye level electric oven and grill, induction hob, dishwasher and fridge/freezer.

Heading up to the first floor landing the main bedroom is found to the right of the landing with a bright dual aspect, fitted wardrobes and an en-suite shower room with an app controlled rainfall shower. Heading in the other direction off the landing there are two bedrooms and the main family bathroom which offers a w/c and hand wash basin as well as the bath with rainfall shower over which again is app controlled.

FIND US

Postcode : IP14 4GB

What3Words : ///bake.mixers.prepped

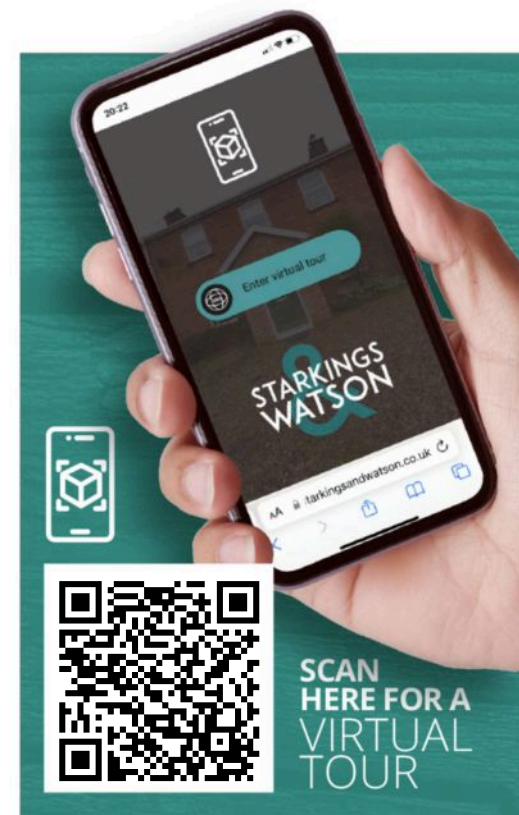
VIRTUAL TOUR

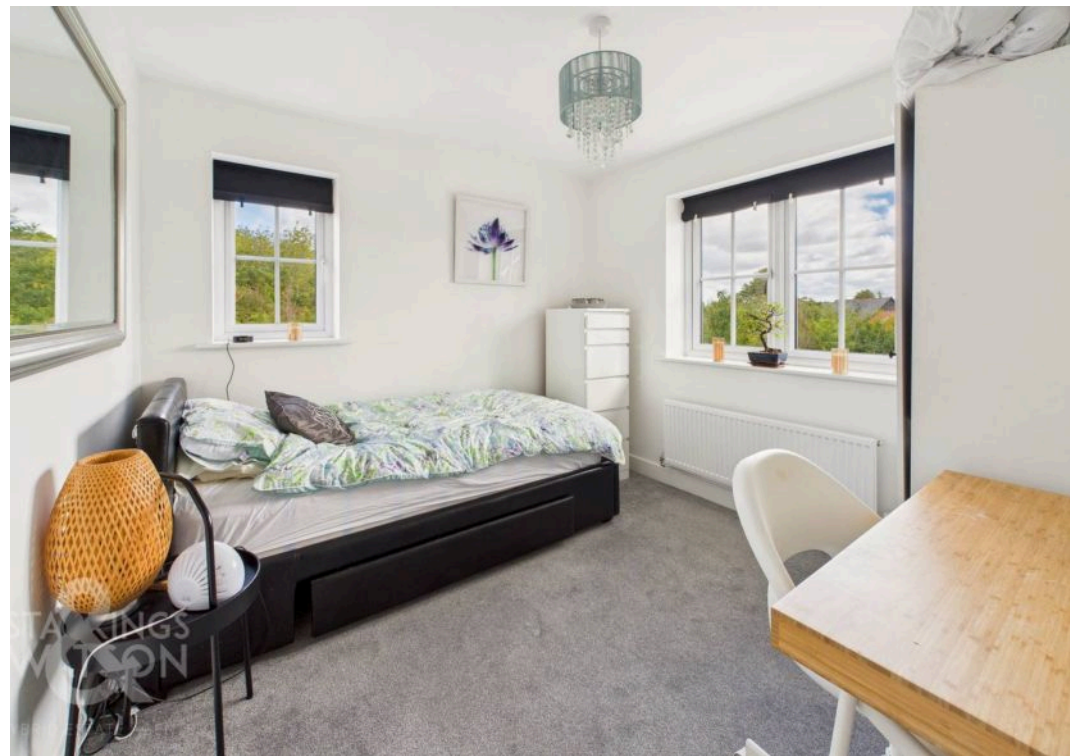
View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTES

Buyers are advised of the following details. Garden waste payment has been paid for the year from September 2025-2026. In addition the communal maintenance fee for the development has also been paid in full for the year. This will be due for the next and any subsequent years. Figure to be provided.

Included with the price are the following; Ring cameras, Solar panels on roof, EV PowerPoint by driveway, app controlled smart shower in main bathroom and app controlled radiators in all bathrooms/ shower rooms.



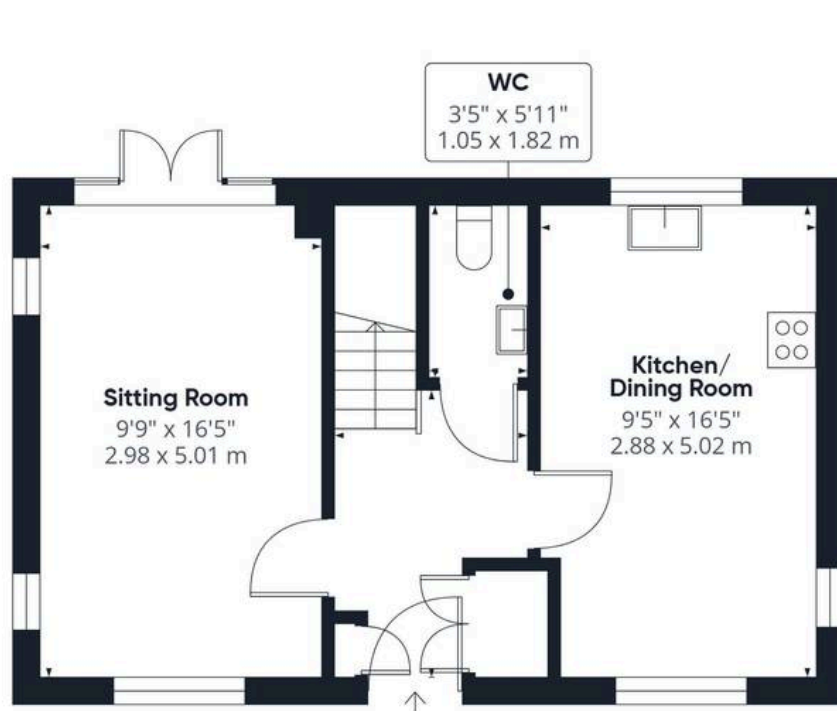




THE GREAT OUTDOORS

The corner plot garden offers a good degree of privacy for the development and a slightly wider garden space also. The garden is mainly laid to lawn with a paved patio area ideal for alfresco dining and a pathway leading to the side gate onto the driveway. There is also a timber built shed and attractive brick walls enclosing the garden space.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

822 ft²

76.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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