

oakheart

£290,000

Guide Price  
Pound Hill, Bacton



\*\*\*Guide Price £290,000 - £300,000\*\*\* Located in the picturesque village of Bacton, this well-presented three-bedroom semi-detached home offers both generous living space and a beautifully maintained garden.

Upon entering the property, you're welcomed by a central hallway. To the left, you'll find a convenient downstairs WC and access to the spacious kitchen/diner, a well-proportioned area that overlooks the rear garden, perfect for both family meals and entertaining guests. To the right of the hallway is the bright and inviting main sitting room, which leads into a separate reception room currently used as a home

office, offering excellent potential for those working from home. A third versatile downstairs reception room is also available, currently configured as a multi-use space, ideal as a playroom, hobby area or an additional lounge/snug.

Upstairs, the property comprises a large master bedroom, a convenient family bathroom, and two further well-sized bedrooms, all flooded with natural light.

Externally, the home boasts a spacious, well-manicured rear garden perfect for enjoying the outdoors along with a garage providing

additional storage or parking and off road parking for a vehicle in front.

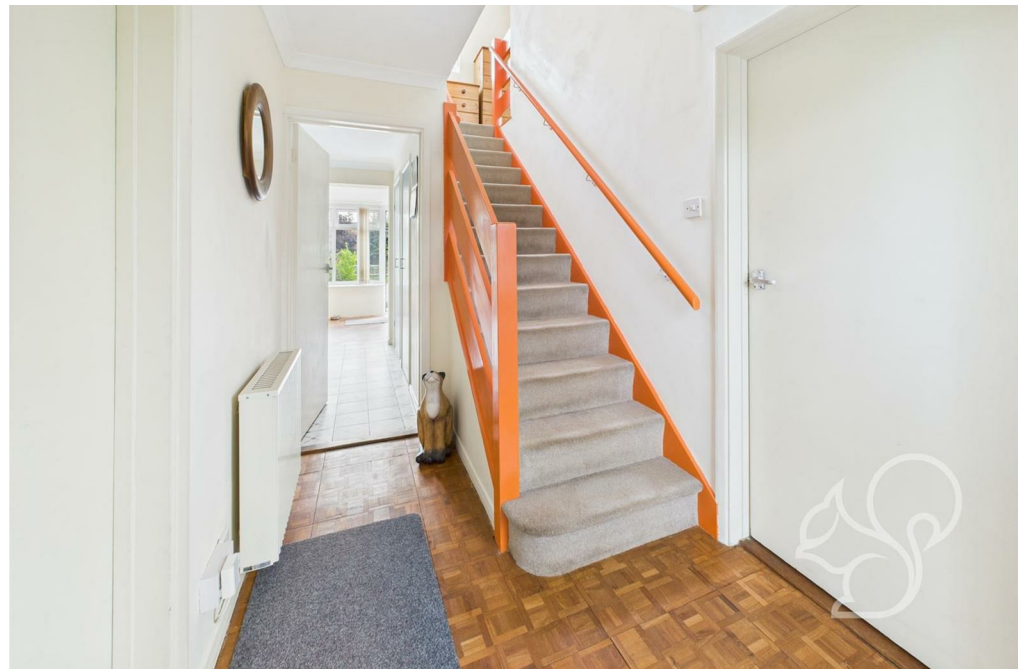
Located in the quiet and sought-after village of Bacton, this home combines rural charm with easy access to local amenities, making it ideal for families, professionals, or anyone looking to enjoy a more relaxed pace of life in Suffolk.





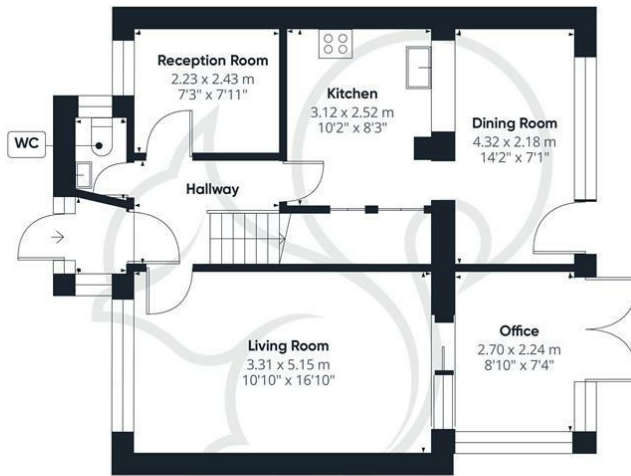




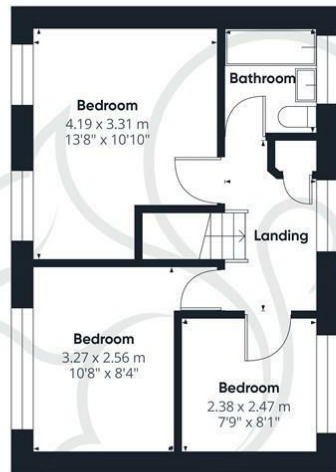








Ground Floor



Floor 1

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Approximate total area<sup>91</sup>

91 m<sup>2</sup>  
979 ft<sup>2</sup>

(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

**Local Authority:**

**Tenure:**  
Freehold

**Council Tax Band:**  
C

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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