



Church Road, Bacton

Sheridans



Church Road, Bacton IP14 4LJ

Offers Over £550,000

An outstanding brand new four bedroomed detached house providing extremely deceptive accommodation finished to a high standard, enjoying a central setting in the heart of a well served village.

Built of traditional brick and block construction by Elderbrook Homes in 2024, to a unique design with an excellent attention to detail, features include full height glazing and large Bi-fold doors carefully placed to ensure light flows into the house creating a wonderfully light and airy feel, enhanced by generous rooms and fine proportions.

The accommodation extends to 2200 sq.ft and in brief comprises a wonderfully spacious reception hall creating a great first impression of space with large full height window, stairs off to first floor and doors to the cloakroom and utility room. From the reception hall leads through to the impressive open plan kitchen/dining room fitted with a smart range of kitchen units beneath quartz worktops complemented by quality integrated Bosch appliances, central island and stylish Bi-fold doors opening to the terrace and gardens.

The spacious triple aspect sitting room is a comfortable reception with large Bi-fold doors opening to the rear terrace and gardens. The ground floor accommodation is completed by a useful guest bedroom with en-suite.

On the first floor is a landing leading to the three bedrooms including a the principal bedroom with stylish en-suite shower room. The two remaining bedrooms are served by the family bathroom, completing the accommodation.

Outside

The property is approached along a block paved driveway providing plenty of vehicle parking and turning space. The front gardens are laid to lawn and side access leads to the rear gardens which are mostly laid to lawn and enclosed by fencing. A large stone terrace creates an ideal area for outdoor entertaining and al-fresco dining, whilst enjoying views towards to the village church.

Location

The house is situated in the heart of the village and within easy reach of the excellent range of local facilities available which include a very well-regarded primary school, garage, thriving public house, church, doctors surgery and local shop with post office. 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 facilities and a rail link to London's Liverpool Street station.

Directions

When entering Bacton from the direction of Haughley/Stowmarket, continue into the village, passing the Bull Public House, and the house will be found a short distance further on the right.
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Services / Additional Information

Energy Rating B

10 year structural warranty

Mains drainage and water. Heating - Air source heat pump

Council Tax: Mid Suffolk Band: F

Broadband speed: Up to 80 mbps available (Source Ofcom)

Mobile phone signal for: EE, Three, Vodafone and O2 (Source

- Brand new individual 2200 sq.ft house
- Well-served village setting
- High standard of finish
- Spacious reception hall
- Open plan kitchen/dining room
- Sitting room
- Utility, cloakroom
- Four bedrooms (including one ground floor)
- Family bathroom, two en-suites
- Generous driveway, enclosed gardens with large stone terrace and church views

Ofcom)

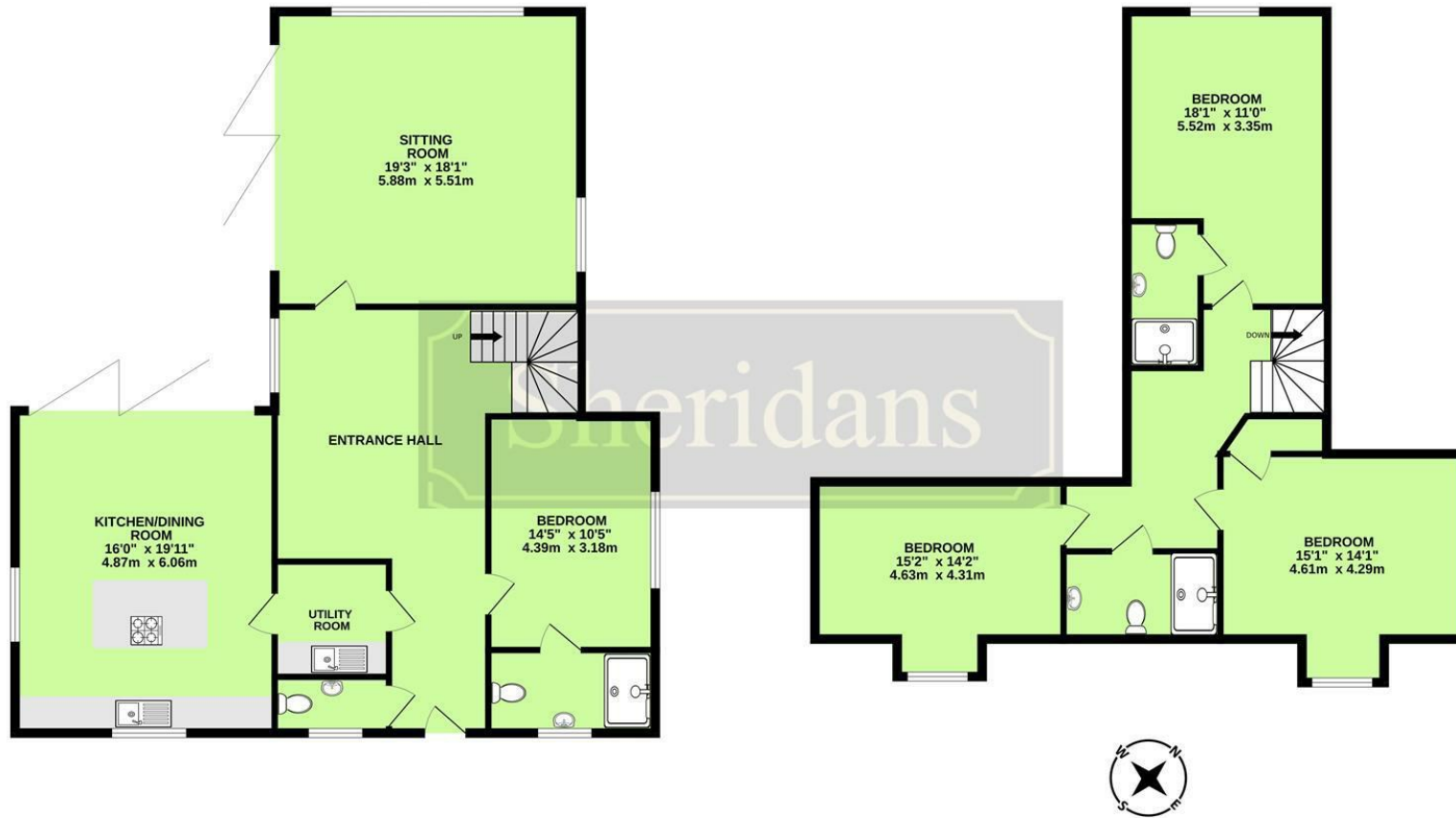
Flood Risk: No Risk

EPC Rating: B



GROUND FLOOR

1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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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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