



Rectory Road, Bacton, Stowmarket

Sheridans



Rectory Road, Bacton, Stowmarket IP14 4LE

Guide Price £735,000

A substantial 2700 sqft bungalow ideal for dual generation living, affording far reaching views whilst situated on the edge of the popular village of Bacton.....

Built of brick construction beneath a tiled roof and recently extended and much improved for the current owners, this large detached bungalow is ideal for those buyers with more than one family or seeking dual generation and a village with excellent local facilities.

The property offers particularly flexible and versatile accommodation including a stunning "live in" kitchen/dining/family room and stands within generous gardens extending to approximately .41 of an acre, including plenty of vehicle parking, whilst affording fabulous far reaching countryside views.

Benefitting from oil fired radiator central heating with an external boiler and double glazing, the accommodation currently in brief comprises an entrance porch leading to a long entrance hall with two airing cupboards and windows to front. The large newly built side extension includes a fabulous "live in" kitchen/dining/family room, creating a wonderfully light and airy space for entertaining with a quality range of kitchen units with integrated appliances and island and stylish Bi-fold doors to the gardens. There is a useful separate utility and shower room and off the main reception room is the comfortable sitting room leading to two bedrooms/flexible reception rooms with windows to front.

Situated off the main entrance hall are five bedrooms with luxurious bathroom and shower room. At the end of the hall is the

further dual generation living accommodation with own entrance, including a kitchen, sitting room, cloakroom and two conservatories, completing the accommodation.

Outside

The property is approached along a driveway providing parking for several vehicles. The gardens are mostly laid to lawn and stocked with a variety of mature trees and shrubs. Large paved terraces are ideal outdoor areas for entertaining and al fresco dining whilst enjoying far reaching views across farmland and countryside beyond. All in about .41 of an acre (s.t.s)

Location

The property is situated on the outskirts of the village, set back from the road and backing onto farmland and countryside. Bacton is a thriving and popular village with a good range of local amenities 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.

Directions

When entering Bacton from the direction of Haughley and Bury St Edmunds, the entrance to the property will be found on the right hand side.

What3words [///perch.equity.attend](https://www.what3words.com/perch.equity.attend)

- Extended 2700 sqft bungalow ideal for dual generation living or large family
- Plenty of vehicle parking/turning space
- Gardens affording far reaching views
- Substantial amount of particularly flexible accommodation on one level
- Fabulous "live in" kitchen/dining/family room
- Two sitting rooms
- Utility, cloakroom, kitchen
- Two conservatories
- 7 Bedrooms
- Family bathroom, two shower rooms

Services

Mains electricity and water. Private bio disc treatment plant drainage. Oil fired radiator central heating (external boiler).

Council Tax: Mid Suffolk Band: C

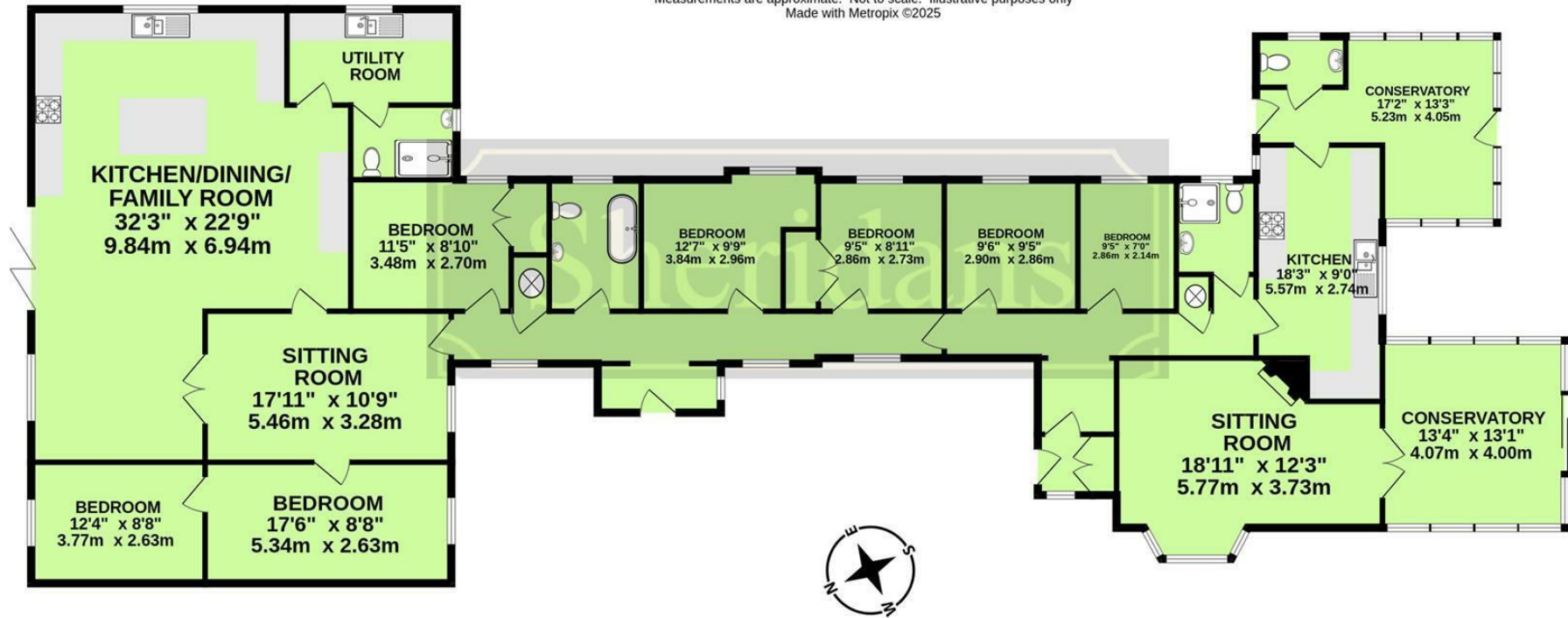
Broadband speed: Up to 1800 mbps available (Source Ofcom)

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

Flood Risk: Very Low Risk



TOTAL FLOOR AREA : 2767 sq.ft. (257.1 sq.m.) approx.
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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