

# BUCKS

PROPERTY AGENTS



St Helier Broad Road, Bacton, Stowmarket, IP14 4NB

Asking Price £550,000

- Chalet Bungalow
- Five Bedrooms
- Two Bathrooms
- Oil Radiator Central Heating
- Ample Off Road Parking
- Duel Dwelling
- Two Reception Rooms
- Sealed Unit Double Glazing
- Tranquil Village Location
- Generous Sized Garden with 0.6 Acres STS



# St Helier Broad Road, Stowmarket IP14 4NB

Welcome to this charming Chalet Bungalow located on Broad Road in the picturesque village of Bacton, Stowmarket. This delightful property boasts not one, but two spacious reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With five bedrooms, there is ample space for a growing family or visiting guests.

The property features two well-appointed bathrooms, ensuring convenience and comfort for all.

Situated on a generous 0.6 acres STS of land, this detached Chalet Bungalow offers a sense of tranquillity and privacy, allowing you to enjoy the beauty of the outdoors right at your doorstep.

One of the standout features of this property is the dual layout, providing a unique and versatile living space that can be tailored to suit your individual needs. With ample parking available you'll never have to worry about finding a spot for your car after a long day.

Bacton is approximately six miles from the market town of Stowmarket that offers something for everyone, whilst the village offers local business, village store and recreation ground.

Whether you're looking for a peaceful retreat away from the hustle and bustle of city life or a spacious family home with room to grow, this Chalet Bungalow on Broad Road offers the perfect blend of comfort and convenience. Don't miss out on the opportunity to make this charming property your own.



Council Tax Band: E



#### Entrance Porch:

With laminate style flooring leading to:-

#### Hallway:

With stairs to first floor, laminate style flooring and radiator.

#### Sitting Room:

With window to the front and to the side, TV point and radiator.

#### Reception Room:

With window to side, alcove, laminate style flooring and radiator.

#### Bedroom One:

With window to front and radiator.

#### Bedroom Two:

With window to side, fitted wardrobe and radiator.

#### Bathroom:

With window to rear, walk-in bath, low level WC, basin over vanity unit, tiled splashbacks, vinyl flooring and heated towel rail.

#### Kitchen:

With window to side, range of high and low level units, worktops, tiled splashbacks, space for cooker, laminate style flooring and radiator.

#### Lean-To:

With window to rear and patio doors leading to the rear garden with a further door to outside.

#### Kitchen:

With window to rear, range of high and low level units, worktops and tiled splashbacks, stainless steel sink and drainer. Breakfast bar, space for cooker, pantry and tiled floor. Opening leading to:-

#### Breakfast Room:

With airing cupboard, laminate style flooring and radiator.

#### Rear Hall:

With storage and boiler housed in a cupboard.

#### Bathroom/Utility:

With window to rear, bath with shower over, pedestal basin, tiled splashbacks, tiled floor and heated towel rail. Plumbing for washing machine and worktops.

#### Cloakroom:

With window to side and low level WC.

#### Bedroom Three:

With window to side and laminate style flooring. Opening into a further room with window to side and rear and radiator.

#### Bedroom Four:

With window to rear and radiator.

#### First Floor Landing:

With Velux window and eaves storage.

#### Bedroom Five:

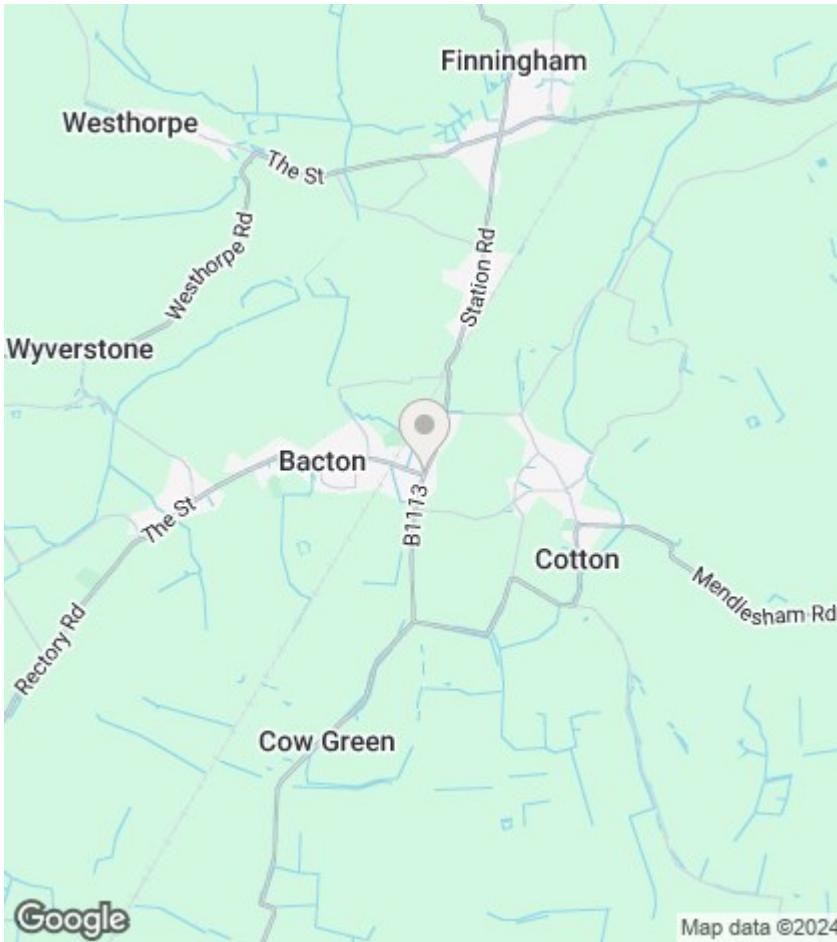
With two Velux windows, eaves storage and night storage heater.

#### Office/Dressing Room:

With Velux window.

#### Outside:

To the front of the property is a driveway providing several off road parking spaces, with mature shrubs, trees and hedging. There is lean-to at the side of the property together with shrubs, trees and brick shed. The rear garden is of a generous size (0.6 STS) and comprises of lawn, orchard, mature shrubs, trees and hedging. There is also a nissan hut and useful outbuilding. The garden is a private and secluded space which is not overlooked.



## Directions

Head north on Market Pl towards Tavern St/B1115 Turn right at the 1st cross street onto Station Rd W/B1115 Continue to follow B1115 At the roundabout, take the 1st exit onto Newton Rd/B1113 Continue to follow B1113 Destination will be on the left

## Viewings

Viewings by arrangement only.  
Call 01449614700 to make an appointment.

## EPC Rating:

F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			64
(39-54) E			
(21-38) F		22	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Area: 29.1 m<sup>2</sup> ... 313 R<sup>2</sup>

Total Area: 200.2 m<sup>2</sup> ... 2155 R<sup>2</sup>  
All measurements are approximate and for display purposes only