

# BUCKS

PROPERTY AGENTS



4 Pine View, Bacton, Stowmarket, IP14 4UB

Guide Price £475,000

- Detached Home
- Four Reception Rooms
- Oil Radiator Central Heating
- Off Road Parking for Numerous Vehicles
- Village Location
- Four Double Bedrooms
- En Suite to Master Bedroom
- Double Garage with Boarded Loft Space
- Quiet Cul-Du-Sac (shared driveway)
- No Upward Chain

# 4 Pine View, Stowmarket IP14 4UB

Welcome to this charming detached house located in the picturesque Pine View area of Bacton, Stowmarket. This property boasts oak veneered internal doors to the ground floor, four spacious reception rooms, perfect for entertaining guests or simply relaxing with your family. With four cosy bedrooms, there is ample space for everyone to enjoy a good night's sleep.

The two bathrooms ensure convenience and comfort for all residents, making busy mornings a breeze. The workshop and double garage with boarded loft space are an added feature to the property and offers a versatile area that can be used as a home office, art studio - the possibilities are endless.

With off road parking for several vehicles you will never need to worry about finding a parking space.

One of the highlights of this property is the lovely conservatory, where you can bask in the natural light while enjoying the tranquil scenery. The property also benefits from NO UPWARD CHAIN.

Bacton offers many amenities including local business, village store and recreation ground. The village is full of beautiful scenery and just a short drive from Stowmarket, a bustling market town that offers something for everyone including main transport links.

Don't miss the opportunity to make this house your home. With its unique features and desirable location, this property in Pine View is sure to capture your heart. Contact us today to arrange a viewing and start envisioning the life you could create in this wonderful home.



Council Tax Band: E



#### Hallway:

With stairs to first floor, under stairs cupboard, storage cupboard, Evocore flooring and two radiators.

#### Cloakroom:

With low level WC, vanity hand basin, heated towel rail, Evocore flooring and window to side

#### Study/Bedroom 5:

With radiator, fuse box, Evocore flooring and windows to front and side.

#### Sitting Room:

With two radiators, wood burner with marble hearth & surround, TV point, two windows to front and opening to:

#### Kitchen/Family Room:

With range of modern high and low level units in a high gloss finish, space for range cooker, extractor hood & fan, sink & drainer, space for 2 fridge/freezers, plumbing for dishwasher, tiled splash backs, radiator, Evocore flooring and windows to side & rear and patio doors into:

#### Conservatory/Garden Room:

With windows around, door to outside, underfloor heating and electric heater

#### Utility:

Access through archway from kitchen:  
Range of high and low level units, larder cupboard, stainless sink and drainer, plumbing for washing machine, space for tumble dryer, combi boiler housed in cupboard, tiled splash backs, radiator, Evocore flooring and door leading to the rear garden.

### FIRST FLOOR

#### Landing:

With loft access, airing cupboard housing pressured water tank, radiator and window to side

#### Bedroom One:

With radiator, TV point, sliding doors to built in wardrobes and window to rear

#### En Suite:

With window to rear, P shaped bath with shower over, shower screen, vanity hand basin, low level WC, extensively tiled walls and floor and radiator

#### Bedroom Two:

With radiator, built in double wardrobe and window to rear

#### Bedroom Three:

With radiator, 2 built in wardrobes and window to front.

#### Bedroom Four:

With radiator, built in wardrobe with glass sliding doors, built in shelved cupboard, TV point and window to front

#### Shower Room:

With walk in shower, 2 hand basins in vanity unit with storage, low level WC, fully tiled walls, vinyl flooring, full length radiator and window to front

#### Outside:

To the front of the property there is a blocked paved and shingle driveway providing numerous off road parking leading to treble gates with shingle driveway providing further off road parking and gate to rear gardens. There are two further side gates with paving slabs leading to rear gardens. The rear gardens comprise lawns and artificial grassed areas, patio area with outside sockets, covered decking area ideal for entertaining. Large wooden shed, pebbled area and workshop with windows all around and power and light connected. The workshop leads thorough to the double garage, power and light connected, 2 single up and over doors and boarded loft space.



## Directions

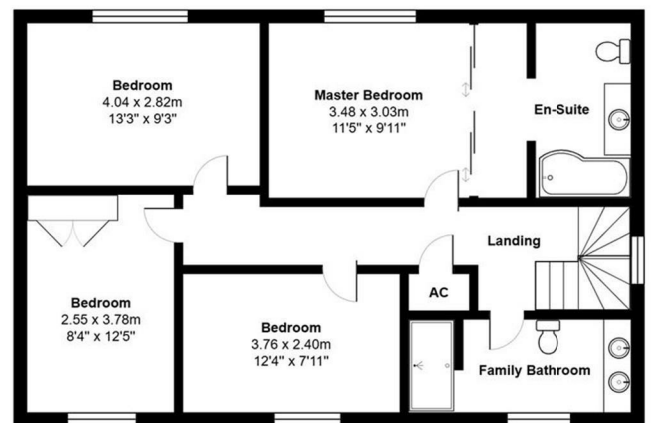
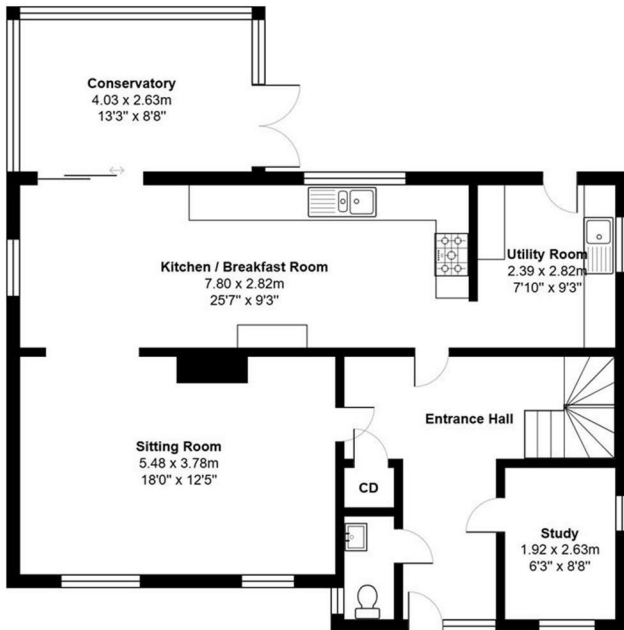
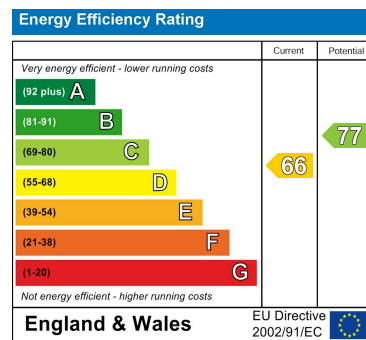
Head north on Market Pl towards Tavern St/B1115 Turn right at the 1st cross street onto Station Rd W/B1115 Continue to follow B1115 At the roundabout, take the 1st exit onto Newton Rd/B1113 Continue to follow B1113 Turn left onto Station Rd Turn right onto Silver St Turn right onto Falconer Ave Turn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

## Viewings

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

## EPC Rating:

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Total Area: 156.2 m<sup>2</sup> ... 1681 ft<sup>2</sup>