

# BUCKS

PROPERTY AGENTS



Plot 68 Church Road, Bacton, Stowmarket, IP14 4LG

Price £340,000

- Three Bedrooms
- En-Suite To Master Bedroom
- Brand New Home
- UVPC Windows
- Solar Panels
- Semi-Detached House
- Single Garage
- Taylor Wimpey "The Amersham"
- Air Source Heat Pump
- Village Location



# Plot 68 Church Road, Stowmarket IP14 4LG

Nestled on Church Road in the charming village of Bacton, Stowmarket, this exquisite semi-detached house presents a wonderful opportunity for those seeking a modern family home. As a brand new build, this property boasts contemporary design and high-quality finishes throughout, ensuring a comfortable and stylish living experience. The house features three well-proportioned bedrooms, providing ample space for family living or accommodating guests. The two bathrooms are thoughtfully designed, offering convenience and privacy for all residents and the addition of en-suite to master bedroom. The heart of the home is undoubtedly the spacious kitchen/diner, perfect for family meals and entertaining friends. This area is designed to be both functional and inviting, making it the ideal space for culinary creativity and social gatherings. Completing this delightful home is a single garage, providing secure storage for vehicles. This house offers vacant possession with no upward chain, providing you with the flexibility to move in hassle free.

The location in Bacton is a village full of beautiful scenery and offers many amenities including local business, village store and recreation ground. Just a short distance from the bustling market town of Stowmarket that offers much more as well as a railway station with main links to London, Norwich, Bury St Edmunds, Cambridge and Ipswich. This semi-detached house is not just a property; it is a place where memories can be made. With its modern features and thoughtful layout, it is an ideal choice for families or anyone looking to enjoy the comforts of a new home in a picturesque setting.



Council Tax Band:



### Entrance Hall

With window to side, cupboard housing meter and radiator.

paving stones leading to rear door, lawn and for privacy and seclusion is fenced all round.

### Cloakroom

With Karndean floor, low level W/C, pedestal basin and heated towel rail.

### Sitting Room

With window to front, stairs leading to first floor, understairs storage area, TV point and radiator.

### Kitchen/Diner

With window to rear and French doors leading to outside ideal for indoor/outdoor entertaining, range of high and low units, stainless steel sink and drainer, matching worktops and splashbacks, electric hob with extractor hood and fan, electric eye level double oven, integrated fridge freezer, integrated slimline dishwasher, understairs storage cupboard, Karndean floor and radiator.

### First Floor Landing

With built-in cupboard, loft access and radiator.

### Bedroom One

With window to front and radiator.

### En-Suite

With window to rear, double shower cubicle, low level W/C, pedestal basin, tiled splashbacks, vinyl floor and heated towel rail.

### Bedroom Two

With two windows to front, airing cupboard housing pressured hot water tank and radiator.

### Bedroom Three

With window to rear and radiator.

### Study

With window to rear and radiator.

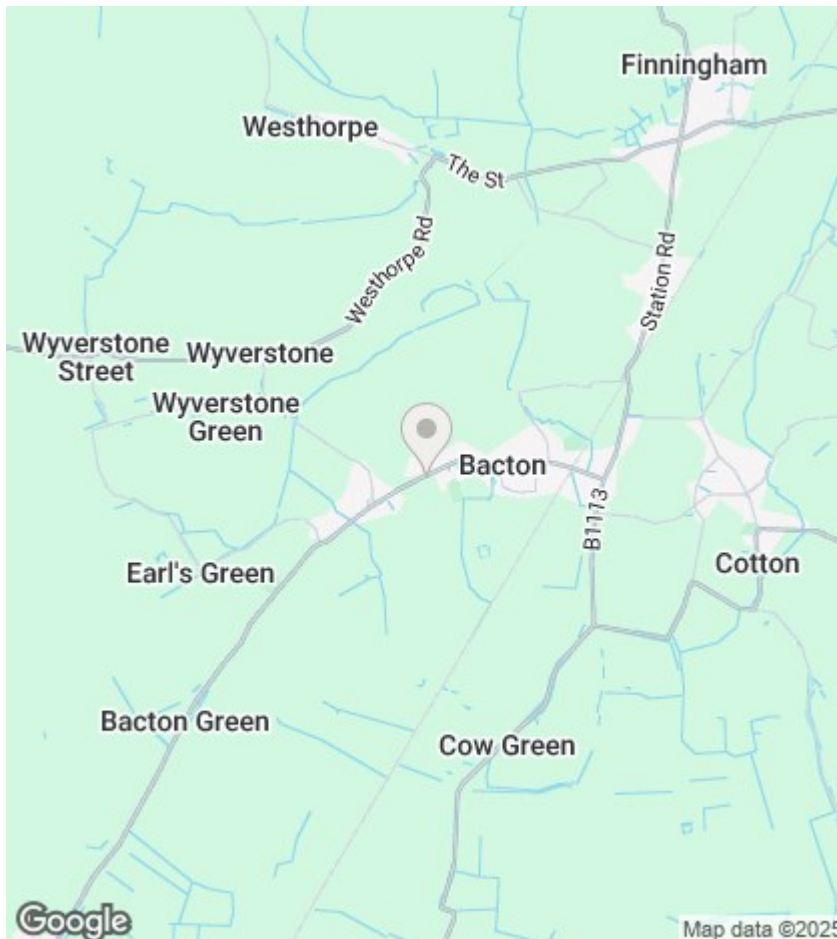
### Bathroom

With bath with shower over, low level W/C, pedestal basin, 1/2 tiled walls, vinyl floor and heated towel rail.

### Outside

To the front of the property is a paved pathway leading to front door with lawn, shingle, hedging and electric car charging point. A driveway leads to single garage with up and over door with personnel door to rear and power and light connected. To the rear of the property is a garden comprising of





## Directions

Market Place, Stowmarket IP14 1DT, UK  
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 Pound Hill Continue onto Church Rd Turn right Destination will be on the left Arrive: Bacton, Stowmarket

## Viewings

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

## EPC Rating:

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>		
(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	

# The Amersham

3 BEDROOM HOME, TOTAL 975 sq ft / 90.58m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area

4.36m x 2.87m 14'4" x 9'5"

### Living Room max.

4.03m x 3.49m 13'3" x 11'6"



## FIRST FLOOR

### Bedroom 1

4.21m x 3.21m 13'10" x 10'6"

### Bedroom 2 max.

4.36m x 3.02m 14'4" x 9'11"

### Bedroom 3 max.

2.89m x 2.88m 9'6" x 9'6"

### Study

2.22m x 1.67m 7'4" x 5'6"