

BUCKS

— PROPERTY AGENTS —



54 Pretyman Avenue, Bacton, Stowmarket, IP14 4NY

Guide Price £300,000

- Three Bedrooms
- Shower Room
- Oil Radiator Central Heating
- Two Single Garages
- No Upward Chain
- Detached Bungalow
- Sealed Unit Double Glazed
- Private Rear Garden
- Off Road Parking For Three Vehicles
- Village Location

54 Pretyman Avenue, Stowmarket IP14 4NY

Nestled in the charming area of Pretyman Avenue, Bacton, Stowmarket, this delightful detached bungalow offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking a peaceful retreat. The spacious reception room provides a welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings at home. The bungalow features a shower room, ensuring that your daily routines are both comfortable and efficient. A lovely conservatory extends the living space, allowing you to bask in natural light while enjoying views of the surrounding garden. For gardening enthusiasts, the greenhouse, complete with power, presents an excellent opportunity to cultivate your favourite plants and flowers. Parking is a significant advantage of this property, with two single garages with power and light connected to one, offer additional storage or workshop options, catering to a variety of needs. Furthermore, off-road parking for three vehicles ensures that you and your guests will always have a convenient place to park. With this property also providing the flexibility of no upward chain, providing you to move in hassle free.

This bungalow is not just a home; it is a lifestyle choice, offering a serene environment within 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. Whether you are looking to downsize or seeking a family home, this property is sure to impress. Do not miss the opportunity to make this charming bungalow your own.



Council Tax Band: C



Entrance Hall

With two built-in cupboards, loft access and radiator.

Sitting Room

With bay window to front and patio doors leading to conservatory illuminating the room with natural light, gas fire place, TV point and two radiators.

Conservatory

With door to front and rear.

Kitchen

With window to front , range of high and low units, stainless steel sink and drainer, tiled splashbacks, cooker, washing machine, fridge freezer, water softener, vinyl floor and radiator. Further door leading to side porch with door leading to front and rear.

Bedroom One

With two windows to rear and radiator.

Bedroom Two

With window to rear and radiator.

Bedroom Three

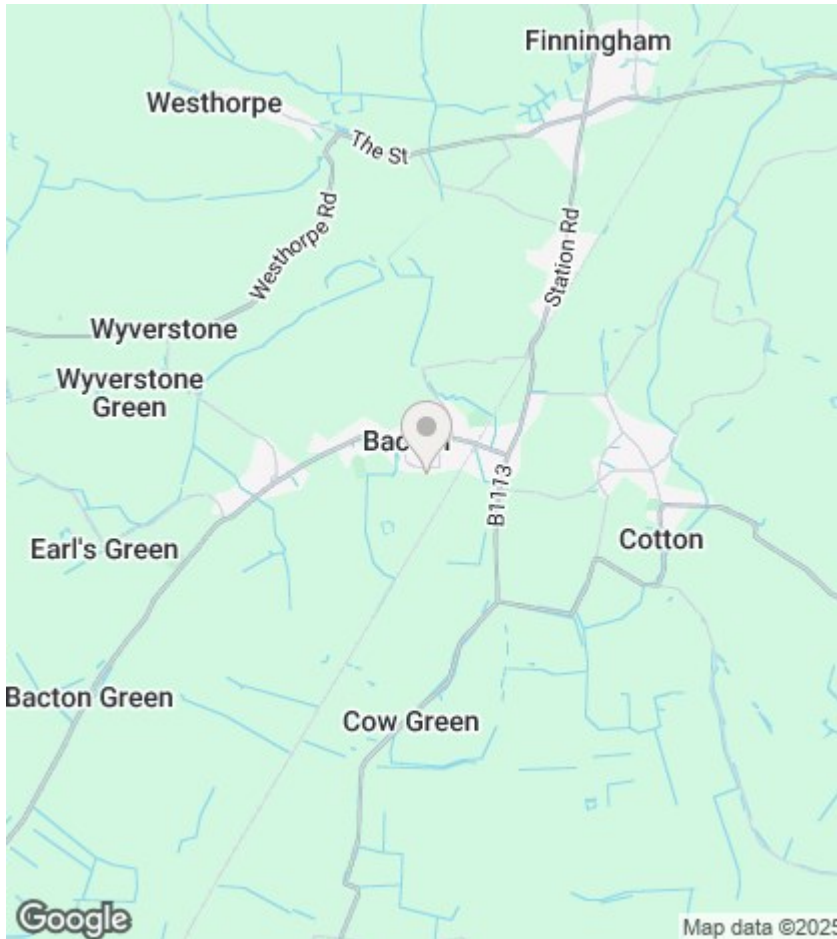
With window to rear and radiator.

Shower Room

With window to front, double shower cubicle, low level W/C, pedestal basin, fully tiled walls and radiator.

Outside

To the front of the property is a path leading to the front door with mature shrubs and shingle. With a side gate leading to side garden comprising of paving stones, mature shrubs and hedging and Combi boiler outside. To the rear of the property is a private rear garden comprising of lawn, mature shrubs and trees, vegetable garden, paving stones, shed, greenhouse with power and fenced and hedged. With two single garages with up and over door with power and light connected in one and off road parking for three vehicles.



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 Turn left onto Pretymen Ave Turn left to stay on Pretymen Ave Destination will be on the right Arrive: Pretymen Avenue, Bacton, Stowmarket IP14 4NY, UK

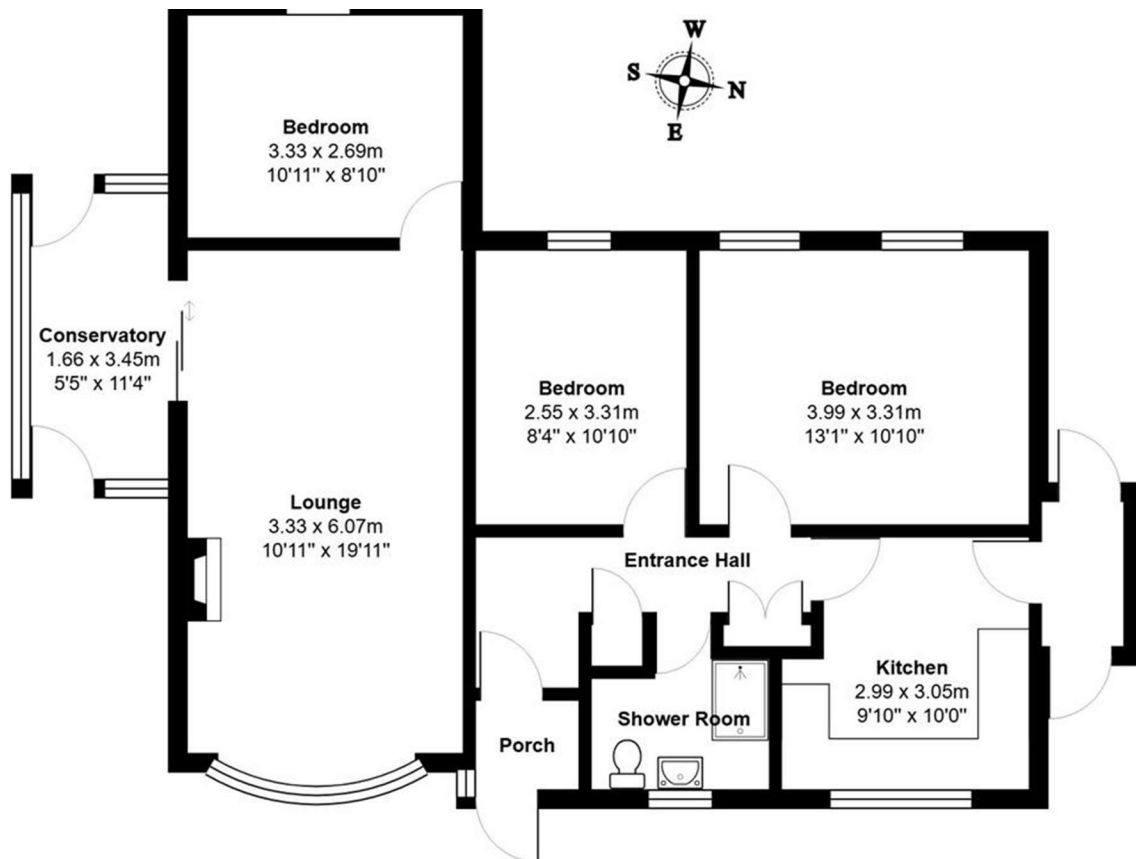
Viewings

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

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Total Area: 83.4 m² ... 898 ft²