



North Close, Bacton, STOWMARKET, IP14 4LT

Price Guide £320,000





## DRAFT DETAILS

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We are pleased to present: A spacious modern detached bungalow, in a cul-de-sac, in this popular, well-served Eastern village. Hall, L-Shaped Lounge/Dining Room, Kitchen, 3 Bedrooms - 1 En-Suite, Bathroom, Front & West-Facing Rear Garden, Garage, Generous Parking, IDEAL RETIREMENT, NO CHAIN, VIEW ASAP.

### DESCRIPTION

This spacious detached bungalow presents with brick elevations and a tiled roof, and was built in 2005, with the current owner having lived here since new. Boasting spacious and well proportioned accommodation, it features a generous Lounge/Dining Room, and 3 double Bedrooms - one with an En-Suite. Externally, there is a particularly private WEST-FACING GARDEN, a generous driveway, providing parking space for up to four cars, and a Garage.

For those potential purchasers with mobility issues, this home offers an easily accessible level plot, main front entrance with no steps, and wide doorways.

This home is located in a popular and well-served village, convenient for the A14, and stations in Elmswell (about 7 miles), mainline link in Stowmarket (about 6 miles), and Bury St Edmunds (about 16 miles). With all the various desirable attributes on offer, early viewing is strongly advised.





## DIRECTIONS

From Bury St Edmunds, proceed along the A14 towards Stowmarket. After about 8 miles, turn off, signposted Elmswell and proceed up the hill, passing the church. Continue through the village and out towards Wetherden. On reaching the village, turn left into Church Street and proceed past the church. Continue up the hill towards Bacton and on reaching the T-junction turn left signposted towards Finningham and Bacton. Continue through Haughley Green and into Bacton. Continue through the village, along Church Road, passing The Bull Pub and the church, and into Pound Hill. Take the fourth turning left into North Close, where the property is located on the left.

## HALL

Approached via a UPVC part glazed door. Wood effect vinyl floor, built-in airing cupboard housing oil combination boiler, loft access, radiator.

## LOUNGE/DINING ROOM 23'7" X 16'3" (7.19M X 4.95M)

Maximum measurements. L-shaped room. The focal point being a modern fireplace with inset electric fire, TV point, two radiators, UPVC window to rear, UPVC sliding patio door to rear garden.

## KITCHEN 10'2" X 9'10" + DOOR RECESS (3.10M X 3.00M + DOOR RECESS)

Range of base and wall mounted units, work surfaces, tiled splashbacks, work surfaces with inset 1 1/2 bowl stainless steel sink unit with 'Swan-neck' style mixer tap, inset Zanussi ceramic hob with cooker hood over, built-in Zanussi electric oven/grill, concealed lighting, integrated dishwasher, space for fridge or freezer, plumbing for washing machine, wood effect vinyl floor, radiator, UPVC window to rear, UPVC part glazed door to side.

## BEDROOM 1 11'3" X 10'11" (3.43M X 3.33M)

Radiator, UPVC window to side.

## EN-SUITE 5'4" X 4'0" + DOOR RECESS (1.63M X 1.22M + DOOR RECESS)

White suite comprising tiled shower cubicle with shower controls, wc, pedestal wash basin, tiled splashbacks, wood effect vinyl floor, shaver point, radiator, UPVC frosted window to front.

## BEDROOM 2 11'6" + RECESS X 10'2" (3.51M + RECESS X 3.10M)

Fitted five-door wardrobes, fitted double wardrobe with basket style drawers, TV point, consumer unit, radiator, UPVC window to front.

## BEDROOM 3 11'6" X 8'6" (3.51M X 2.59M)

Telephone point, radiator, UPVC window to front.

## BATHROOM 6'11" X 6'7" (2.11M X 2.01M)

White suite comprising panelled bath, wc, pedestal wash basin, tiled splashbacks, wood effect vinyl floor, shaver point, extractor fan, radiator, UPVC frosted window to side.

## OUTSIDE

To the front, the property is approached via a double 5-bar gate. The front garden is enclosed by fencing and hedging, being laid mainly to lawn with shingle bed and borders, plastic oil tank, and paved pathway to front door. A shingle and tarmac driveway and turning area provides vehicular standing for up to four cars, and leads to a GARAGE 16'10" x 9'8" (5.13m x 2.95m), with up and over style door, power and light connected and personal door to the rear. A gate provides side access to the WEST-FACING rear garden. This offers a good level of privacy, being enclosed by fencing, and laid principally to lawn with paved patio area, shingle border and pathway, two TIMBER SHEDS, and an outside water tap.

NOTE: The vendor has informed us that mains water, electricity and drainage are connected. The council tax band is understood to be Band D.





### **BACTON & AREA**

Bacton is a well-served popular village, east of Bury St Edmunds and approximately five miles from Stowmarket, with its mainline rail link to London's Liverpool Street. It boasts many amenities, including a Primary School, The Bull pub, General Store and Post Office, Garage, Village Hall, Doctor's Surgery, and St Mary's Church.

Many more facilities are available in the nearby town of Stowmarket, including a station providing a mainline link to London's Liverpool Street, in approximately 80 minutes. The A14 is within easy reach, giving access to Ipswich, Felixstowe, the east coast and the A12 to London, to the east, and Bury St Edmunds, Newmarket, Cambridge and the Midlands to the west, with Stansted Airport and London also accessed via the M11.

### **STOWMARKET & AREA**

Stowmarket is a town with many amenities, including good shopping facilities with a twice weekly market, various supermarkets, independent traders and national chains. In addition, there are many pubs and restaurants, primary and secondary schools, leisure centre, cinema, churches and medical centre.

For commuters, Stowmarket Station is convenient and offers a mainline rail link to London's Liverpool Street, in about 90 minutes.

The A14 is within easy reach, giving access to Ipswich, Felixstowe, the east coast and the A12 to Colchester, Chelmsford and London, to the east, and Bury St Edmunds, Newmarket, Cambridge and the Midlands to the west, with Stansted Airport and London also accessed via the M11.

### **BURY ST EDMUNDS & AREA**

Sitting amidst beautiful countryside, Bury St Edmunds is an historic town and the second largest in Suffolk.

Surrounded by many picturesque villages, some of which offer good local amenities, it offers a wide range of cultural, educational and recreational facilities.

Features of particular note include St Edmundsbury Cathedral with its Millenium Tower, the famous Abbey Gardens with the original ruins and The Georgian Theatre Royal, which has recently been the subject of a restoration programme and The Apex, a live performance venue for concerts, comedy and dance, together with a contemporary art gallery. In addition, there are two cinemas, one of which is a multi-screen complex and a sports centre.

Bury St Edmunds and the surrounding villages boast excellent schools and further education is catered for at the West Suffolk College.

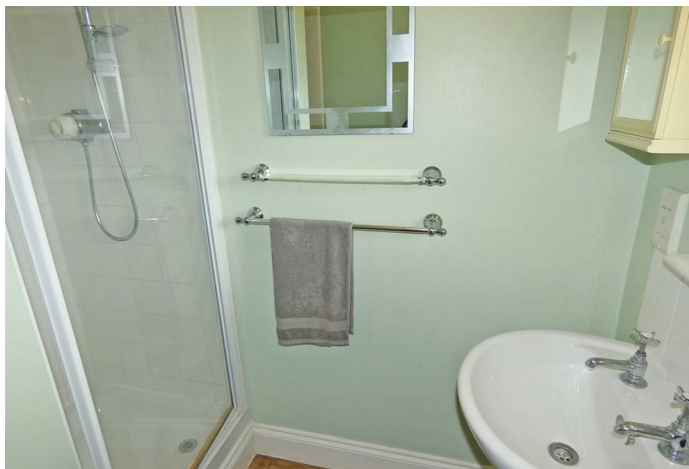
The town benefits from extremely good shopping facilities with a twice weekly market and a wide range of independent traders, national chains, five supermarkets and the arc shopping centre, opened in 2009. In addition, there are many pubs and restaurants which cater for a variety of tastes.

### **TRANSPORT LINKS**

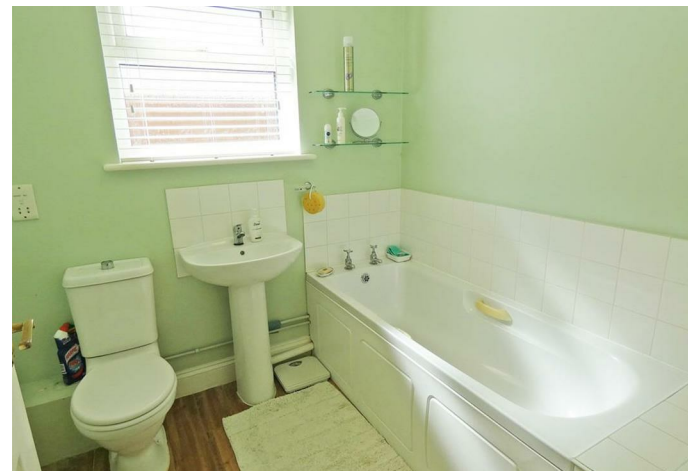
The A14 dual carriageway heading west from Bury St Edmunds provides easy access to Newmarket, Cambridge, the Midlands, Stansted Airport and London, via the M11. Stowmarket and Ipswich, both with direct rail links to London's Liverpool Street, the East Coast and the A12 are all readily accessed by heading east.

### **OFCOM BROADBAND AND MOBILE**

<https://checker.ofcom.org.uk/>









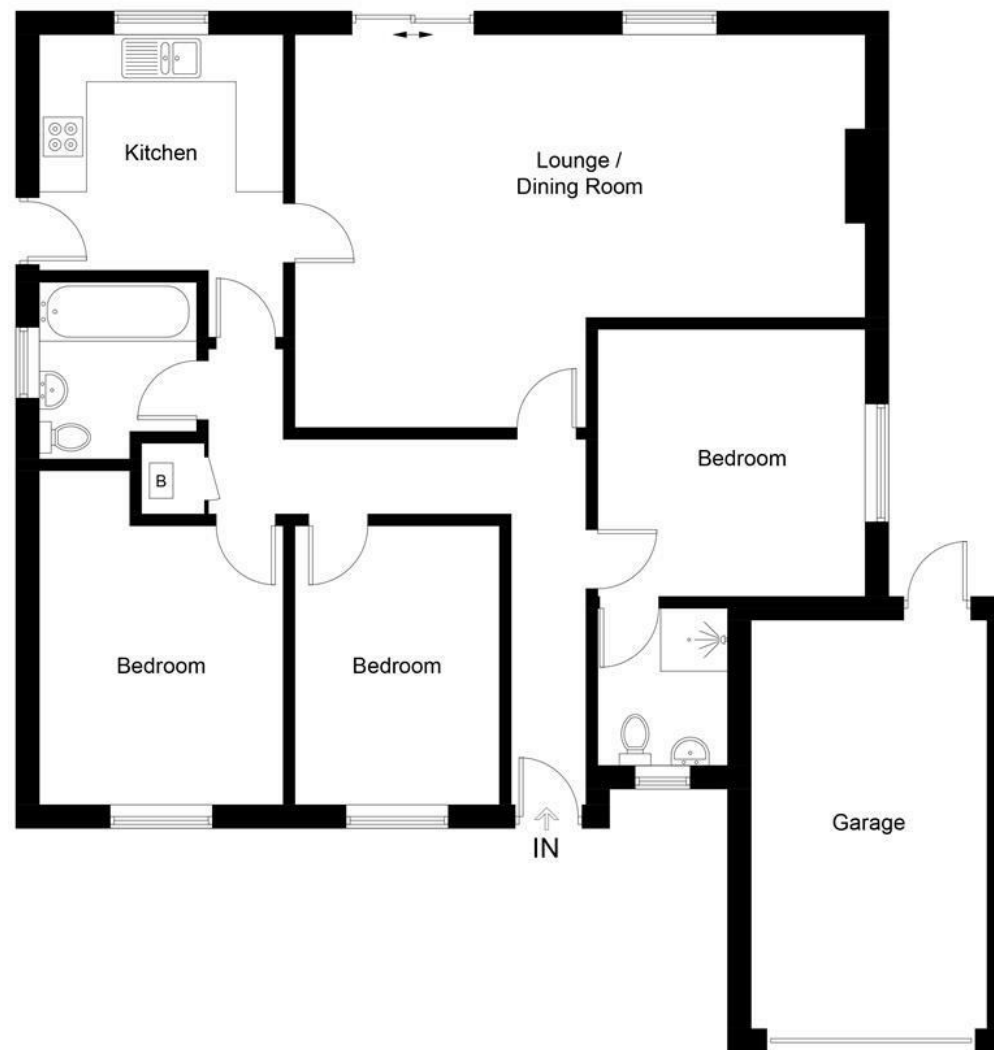




# FLOORPLAN

## Corunna, Bacton. IP14 4LT


Approximate Gross Internal Area = 97.8 sq m / 1053 sq ft  
Garage = 15.7 sq m / 169 sq ft  
Total = 113.5 sq m / 1222 sq ft



This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

## ENERGY PERFORMANCE CERTIFICATE

### Energy Efficiency Rating

|   | Current                    | Potential   |
|---|----------------------------|---|
| Very energy efficient - lower running costs |                            |   |
| (92 plus) <b>A</b>                          |                            |   |
| (81-91) <b>B</b>                            |                            | 79  |
| (69-80) <b>C</b>                            |                            |   |
| (55-68) <b>D</b>                            | 64                         |   |
| (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<br>2002/91/EC |  |



**Bury St Edmunds**  
**Suffolk IP30 9UH**

**Bury St Edmunds Area: 01284 769 691**

**Elmswell Area: 01359 256 821**

**Mid Suffolk Area: 01449 737 706**

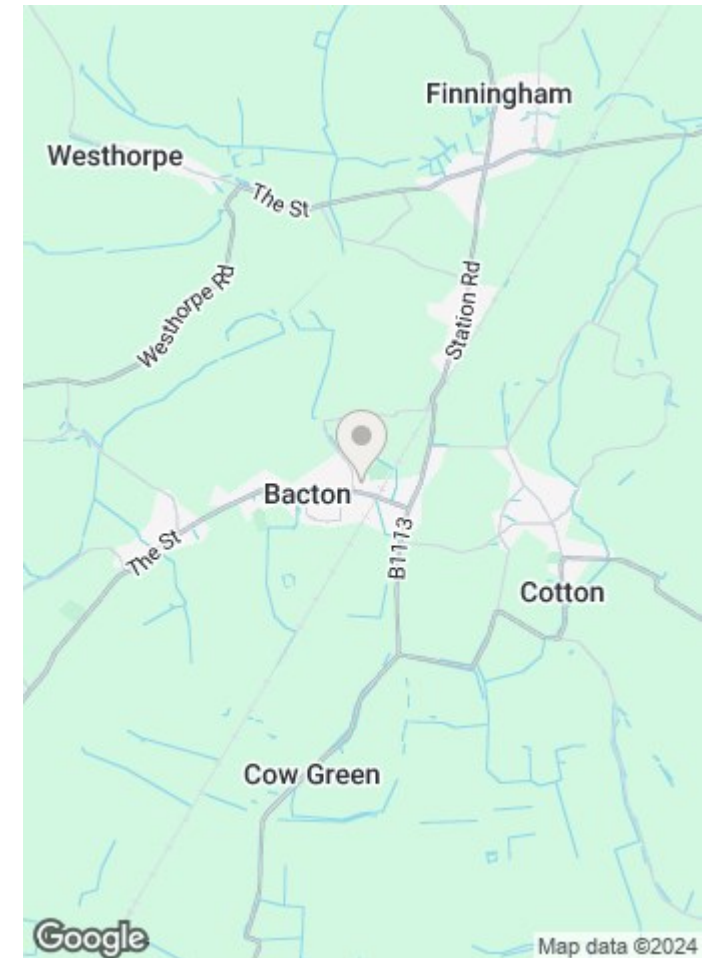
**Mobile: 07803 138 123**

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**www.coakleyandtheaker.co.uk**

## PROPERTY SUMMARY

- **BACTON**
- **HALL**
- **GENEROUS LOUNGE/DINING ROOM**
- **KITCHEN**
- **3 DOUBLE BEDROOMS - 1 EN-SUITE**
- **BATHROOM**
- **FRONT & WEST-FACING REAR GARDEN, GARAGE, GENEROUS PARKING**
- **OIL FIRED RADIATOR HEATING, UPVC DOUBLE GLAZING & ROOFLINE**
- **IDEAL FOR RETIREMENT WITH LEVEL PLOT, NO STEPS AT FRONT ENTRANCE & WIDE DOORWAYS**
- **POPULAR VILLAGE WITH LOCAL AMENITIES, NO CHAIN, EARLY VIEWING ADVISED**



## VIEWING:

**Strictly by appointment with Coakley & Theaker**

**ZOOPLA** **rightmove** 



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i) The seller has agreed that these particulars are correct and an accurate description of their property. However, if there is any point which is particularly important to you, please contact the office and we will be pleased to check the information for you, especially if you are contemplating travelling some distance to view the property. ii) These particulars are for guidance purposes only. Most photographs are taken with a wide-angle lens. Contents, fixtures and fittings shown in photographs are not included unless specified. iii) The Agent has not tested any apparatus, equipment, fixtures and fittings or services and cannot verify that they are in working order or fit for the purpose. References to the tenure of the property are based on information supplied by the seller. The Agent has not had sight of the title document. Buyers are advised to obtain verification from their solicitor or surveyor about any of the above points.

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