



Little Grove
Bacton, Suffolk

DAVID
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Little Grove, Broad Road, Bacton, Suffolk, IP14 4NB

Bacton is a popular picturesque village that boasts a beautiful 12th Century parish church. The village has an active local community with village shop/post office, garage/petrol station, doctor's surgery, primary school and "The Bull" public house. The village hall is host to many events and clubs including coffee mornings, craft fairs, exercise classes, bowls club, Brownies and Guides, gardening and history clubs to name a few. Bacton United Football Club established in 1989 provide opportunities to play from reception to adult. The A14 provides access to the Cathedral town of Bury St Edmunds (18 miles) and Stowmarket (5 miles), both provide a more comprehensive range of amenities and facilities, the latter provides a commuter rail link to London's Liverpool Street Station (90 miles).

A well appointed four bedroom detached bungalow occupying a generous corner position in Bacton village offering in excess of 1600 sq ft of versatile accommodation. The property benefits from oil fired central heating, UPVC double glazing throughout and underfloor heating in the hallway. Externally the property also enjoys south facing secluded gardens, private driveway and detached double garage.

A generous detached bungalow tucked away in a corner position in a well served and popular village.

Entrance door with roller shutter blind to;

RECEPTION HALL: With tiled underfloor heating. Doors to principal reception room, kitchen and cloakroom. Access to insulated and partially board loft space via pull down ladder, power and lighting.

SITTING ROOM: 17'0 x 14'7 (5.1m x 4.4m). Situated to the rear of the property and opening onto the conservatory. This is a generous sized room with the focal point being the brick chimney breast and hearth with inset multi fuel burning stove.

CONSERVATORY: 14'8 x 10'6 (4.5m x 3.2m). Of brick and UPVC construction with glazed French doors with fly screens opening to out onto the rear garden and terrace area.

DINING ROOM: 15'1 x 11'6 (4.6m x 3.5m). Double aspect with windows to front and side. Again another generous sized reception room.

KITCHEN/BREAKFAST ROOM: 14'8 x 10'3 (4.5m x 3.1m). Range of base and wall white fronted units with worktops and 1½ bowl single drainer sink unit with mixer tap. Range of integrated appliances include Bosch oven, electric hob with extractor hood over, integrated fridge, freezer and dishwasher. Twin windows to side aspect. Leading off from the kitchen is a door through to;

UTILITY: 10'4 x 5'9 (3.1m x 1.8m) With base and wall units matching the kitchen and inset stainless steel single drainer sink with mixer tap. Space and plumbing for washing machine and tumble dryer. Tiled flooring. Exterior door with fly screen to side garden. Water softener.

CLOAKROOM: Fitted with W.C, and wash hand basin. Tiled flooring. Window to front.

BEDROOM 1: 14'7 x 13'3 (4.4m x 4m). A large double bedroom with windows to side and rear. Built-in twin double wardrobes. Roller shutter blind.

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BEDROOM 2: 13'3 x 11'3 (4m x 3.4m). Another good double bedroom with window to rear aspect overlooking the gardens. Built-in double wardrobe. Roller shutter blind.

BEDROOM 3: 11'8 x 8'7 (3.6m x 2.6m). Double bedroom with window to side aspect. Roller shutter blind.

BEDROOM 4/STUDY: 10'6 x 7'8 (3.2m x 2.3m). Situated to the front of the property.

BATHROOM: 8'4 x 7'7 (2.5m x 2.3m). Windows to front. A good sized bathroom with fully tiled walls. Suite comprising corner bath with mixer tap, separate fully tiled shower cubicle, W.C. and pedestal wash hand basin and mixer tap with wraparound storage unit. Tiled flooring. Extractor fan.

Outside

The property is set well back from the road and is approached via a private tarmac driveway with ample off-road parking for several vehicles with access to the **DETACHED DOUBLE GARAGE** 18'1 x 17'5 (5.5m x 5.3m) with twin doors (one electrically operated), courtesy door to side, window to rear, part boarded roof and power and lighting.

The gardens are a particular feature of the property wrapping around to all sides being predominantly lawn with the rear garden enjoying a southerly aspect, established rose borders and hedging to boundaries. Terracing for al fresco dining. Timber summerhouse with power and lighting and large timber workshop with power, lighting, shelving and storage. Substantial greenhouse with automatic windows. Two outside taps. Outside lights and floodlight. Coal bunker, wood shed and six water butts with taps. Oil tank (1360 litres). Boundary fencing with concrete posts.

SERVICES: Mains water, drainage and electricity are connected. Oil fired heating to radiators. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY: Mid Suffolk District Council. Band E

EPC RATING: D

VIEWING: Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

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