



FINE & COUNTRY

The Crescent

Bacton | Suffolk | IP14 4LE

Guide Price: £775,000 Freehold

The Crescent

A rare opportunity to acquire this meticulously maintained bungalow with beautiful gardens and attached annexe. The flexible accommodation is perfect either for a large family, or the annexe could be used for holiday lettings. The property benefits from six bedrooms, four reception rooms and two kitchens.

Located a mile south of the village of Bacton, there are local amenities such as a primary school, doctors, garage, public house and village shop. Only half a mile further is the village of Haughley, which has a village shop and public house also. Stowmarket is only a short drive away, sitting five miles to the south. The town consists of supermarkets, town centre shopping, schools, and a mainline rail station with access to London Liverpool Street.





Key Features

- Oil fired central heating throughout
 - Desirable village location with amenities
 - Flexible accommodation and annexe
 - Large plot with beautiful gardens
 - Six bedrooms and four reception rooms
 - Immaculately presented family home
 - Countryside views from multiple aspects
-

Entry through fully glazed door with glass side panels into
Porch

Terracotta tiled flooring, ceiling light, further partially glazed door and glass side panels through to

Main hallway

Spacious, carpeted, multiple uplighters, fully glazed French doors out to courtyard in centre of property, large space for potential study area, nine doors off the hall, leading to

Sitting room

Carpeted, uplighters, radiator, large bay window with views of the garden, stone hearth fireplace with wooden surround, centre light, from the lounge a wide fully glazed door to

Sun room/conservatory

A large room with tiled flooring, dual aspect views over the beautiful gardens and pond, electric wall mounted radiator, fully glazed French doors leading outside, additional fully glazed French doors leading to

Kitchen

A large dual aspect kitchen with meticulously maintained quartz effect worktops, matte black sink with stainless steel mixer tap, ample immaculate charcoal cupboards and drawers, two corner cupboards with large carousel storage, space for a large fridge freezer and double cooker, laminate flooring, radiator and spotlighting. Large opening through to

Dining room

Vinyl flooring, window, fireplace with wood burner, radiator, ceiling light, door leading back around to main hallway and frosted glass door leading to



Utility room

Wooden worksurface with cupboards under, space and plumbing for dishwasher, washing machine and tumble drier, windows looking over courtyard centre of the property, fully glazed door leading outside.

From the main hallway

Shower room

Large double shower cubicle, large wash hand basin vanity unit with cupboards under, close coupled WC, frosted glass window, heated towel rail, vinyl tile effect flooring, extractor fan.

Bedroom six

Carpeted, radiator, ceiling light, window looking out onto countryside views.

Bedroom three

Carpeted, large bay window, overlooking gardens, centre light, radiator.

Study

Carpeted, window to centre of property, built in cupboard, power points.

Bedroom one

Large windows overlooking gardens, carpeted, centre ceiling light, radiator, large built in wardrobe.

Family bathroom

An impressive fully tiled room, large corner bath with seat and hand-held shower attachment, large shower cubicle, vanity sink and surface with ample cupboards under, wash hand basin, close coupled WC, frosted glass window, heated towel rail.

Door to Annexe

Annexe

Door with lock from main house leading to hallway, doors off to

Bedroom two

Stunning parquet flooring, large built in wardrobe, windows overlooking rear aspect countryside views.

Sitting room

Window with countryside views, carpeted, tv point, power points, additional door to second annexe hallway.

Bedroom five

Carpeted, radiator, double cupboard, window, door leading through to

Boot room/ Utility room

Vinyl flooring, partially glazed door out to side gardens, countryside views, doors leading to

Annexe kitchen

Black marble effect worksurfaces matte black sink and stainless-steel mixer tap, cream wooden cupboards under and over, space for large double cooker, dual aspect, space for dishwasher and large fridge freezer, French doors leading out to front of the property.

Shower room

Tiled flooring, corner shower cubicle, close coupled WC, Vanity with inset sink and storage under, frosted glass window.

Bedroom four

Carpeted, radiator, window overlooking garden.

Outside

The Crescent sits on a plot of just under two acres STS. There is plenty of privacy from the road with ample hedging and mature shrubs and trees. There are two approaches to the property, laid to shingle. There are two stunning ponds with naturally occurring wildlife such as ducks, and a wooden pagoda adjacent to the larger pond which is a perfect place to relax in the sun. In addition, there is a raised timber patio area adjacent to the main property. The main gate is accessed from Rectory Road, the secondary entrance accessible from Rowell Lane.

Outbuildings

The property benefits from almost 1000sqft of outbuildings consisting of one triple garage and one double garage. All with up and over doors and brick construction with tiled rooves.

Council Tax

The Crescent – Band F

The Crescent Annexe – Band A

Possession

Vacant possession on completion.

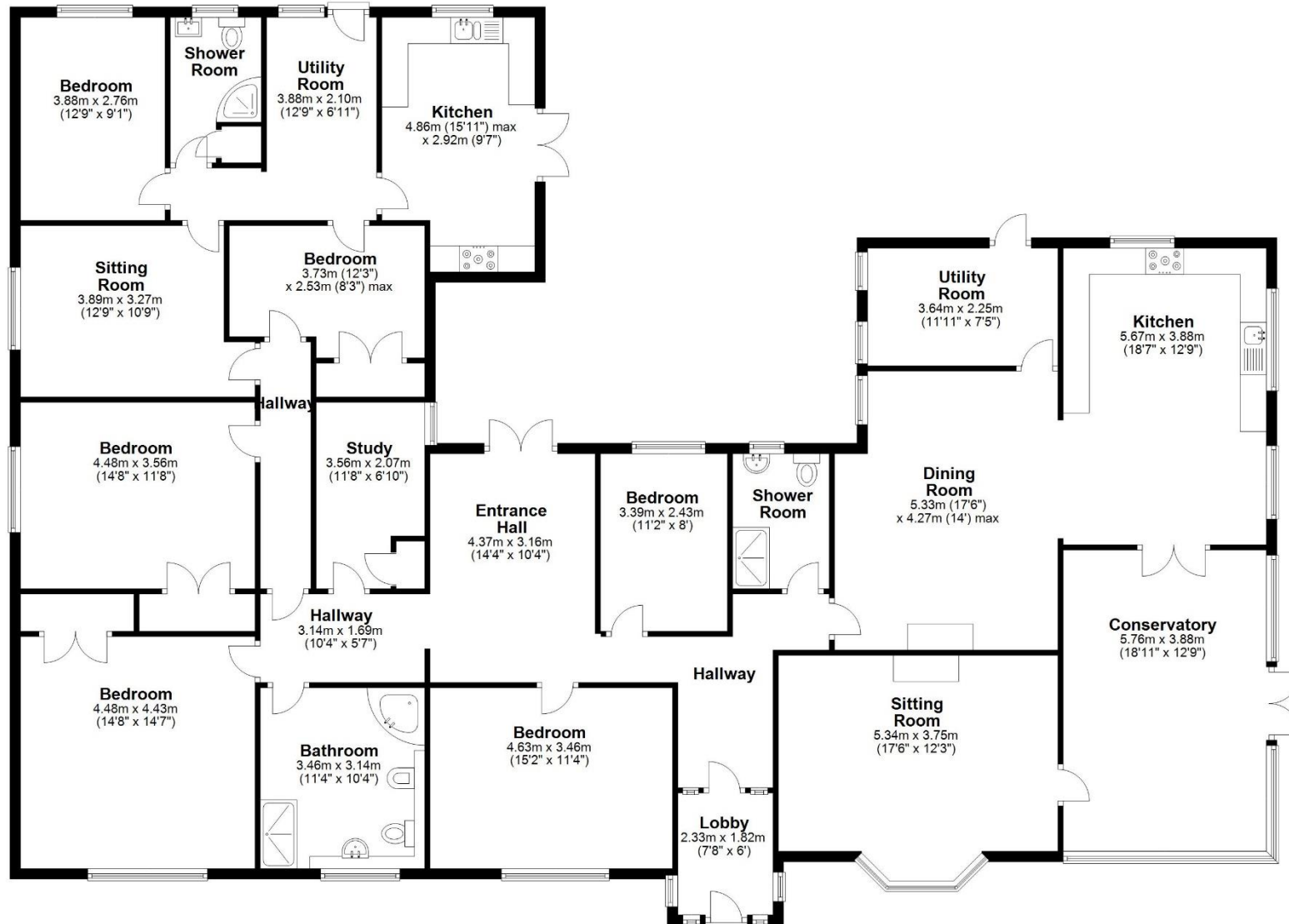
Viewings

Viewings strictly by prior appointment through the vendor's sole agents Fine & Country Ipswich +44(0)1473 289700, Mark Halls MRICS FNAEA FARLA CREA, +44(0)7770 814748.



Ground Floor

Approx. 292.1 sq. metres (3143.9 sq. feet)



Total area: approx. 292.1 sq. metres (3143.9 sq. feet)

Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only
Plan produced using PlanUp.



Brochure created by Holly Pilbro – 07585 292 268

Fine & Country Ipswich

Archdeacon's House, Northgate Street, Suffolk IP1 3BX

01473 289700 | ipswich@fineandcountry.com

Fine & Country Estate Agents (and its subsidiaries and their joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that (I) these particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract (II) Fine & Country cannot guarantee the accuracy of any description, dimensions, references to conditions, necessary permissions for use and occupancy and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy, (III) No employee of Fine & Country (and its subsidiaries and their joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property, (IV) Fine & Country (and its subsidiaries and their joint Agents where applicable) will not be liable in negligence or otherwise, for any loss arising from the use of these particulars and Fine & Country (and its subsidiaries and their joint Agents where applicable) have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor, (V) Photographs will only show certain parts of the property and no assumptions should be made in respect of those parts of the property that have not been photographed, items or contents shown in the photographs are not included as part of the sale unless specified otherwise. It should not be assumed the property will remain as shown in the photographs. Photographs have been taken using a wide-angle lens.

F & C
fineandcountry.com™