



Pine View

Bacton IP14 4UB

£435,000 Freehold

MaxwellBrown

Independent Property Agents

Situated in the popular village of Bacton well served with amenities including primary school, local shops and public house, approximately 6.5 miles north of Stowmarket. This superb well presented detached house has large fitted kitchen/diner, lounge, study, garden room, utility and cloakroom on the ground floor with 4 good sized bedrooms all with built-in wardrobes, en suite to bedroom 1 and family bathroom. Outside there is off road parking for several cars, a double garage, workshop and a large timber shed, enclosed rear garden and a covered decking/outside kitchen area. The property has oil fired central heating and double glazing. Early viewing highly recommended.



Part glazed door and side panels to:

Entrance hall: With LVT Flooring, stairs to first floor with cupboard under, radiator smoke detector, large storage cupboards oak doors to:

Study: With LVT Flooring, coving, radiator, double aspect sealed unit double glazed window to front and side.

Cloakroom: Fitted with a white suite of low level WC, wash basin in vanity unit, heated towel rail, LVT flooring, sealed unit double glazed window to side.

Lounge: With two radiators, multi-fuel stove set in stone fireplace, TV point, sealed unit double glazed windows to front, sliding doors to kitchen /dining room, wall and pendant lights.

Kitchen / Diner: Fitted with a range of white gloss fronted units with marble effect worktops comprising 1^{1/2} bowl single drainer sink unit with mixer tap, cupboard and drawer under, plumbing for automatic dishwasher, Leisure range cooker with extractor hood over and Granite splashback, tall unit, eye level units, spotlighting, LVT flooring, coving, radiator, sealed unit double glazed windows to front and side. Door to entrance hall, sealed unit double glazed patio doors to:

Garden Room: With radiator, electric underfloor heating, windows to side and rear and French doors to side:

Utility room: Fitted with pastel green units, inset single drainer stainless steel sink unit space and plumbing for automatic washing machine under, tiled splashbacks, tall, larder and eye level units, water softener, LVT flooring, spotlights, Grant oil fired boiler supplying hot water and central heating. Part glazed door to rear garden.

First floor landing: With airing cupboard housing lagged hot water tank and slatted shelves, smoke detector, coving, radiator and access to loft. Oak doors to:

Bedroom 1: - With radiator, TV aerial socket, coving, sealed unit double glazed window to rear and sliding doors to built in wardrobes with shelves and hanging space and access via further sliding door to:

En suite Bathroom: Fitted with a white suite comprising low level WC, wash basin set on vanity unit with mixer tap and plunge plug, 'P' shaped bath with thermostatic shower over, rain head and hand held shower heads, shower screen, low level WC, ceramic tiled splashbacks and floor, radiator, extractor fan, sealed unit double glazed window to front.

Bedroom 2: With radiator, built in double wardrobe and sealed unit double glazed window to rear.

Bedroom 3: With radiator, coving, and sealed unit double glazed window to front.

Bedroom 4: With radiator, coving, built in cupboard and sealed unit double glazed window to front.

Bathroom: Fitted white suite comprising large walk in cubicle with thermostatic shower, rain head and hand held shower heads, aqua boards, 2 wash basins with mixer taps and plunge plugs set on vanity unit, low level WC, fully tiled walls, vinyl flooring, spotlights, vertical radiator, extractor fan, sealed unit double glazed window to front.

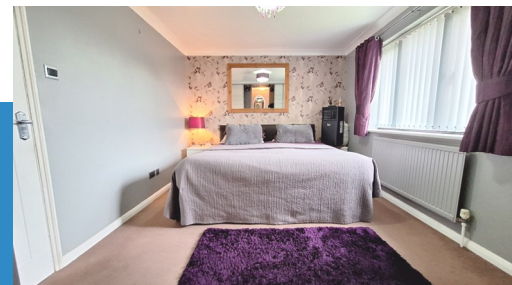
Outside: Shared private road giving access to blocked paved parking area for several vehicles, double gates with shingle driveway allowing further space for several vehicles leading to the double garage with twin up and over doors, power and light, boarded loft space and door to workshop. Gate to rear garden with lawn, patio, covered decking area used as an outdoor kitchen area, pebbled area and workshop with power and light, doors, boarded loft space, timber shed. And log store. The garden is enclosed by close board fencing and has side pedestrian access to the front.

Council tax: Band 'E'

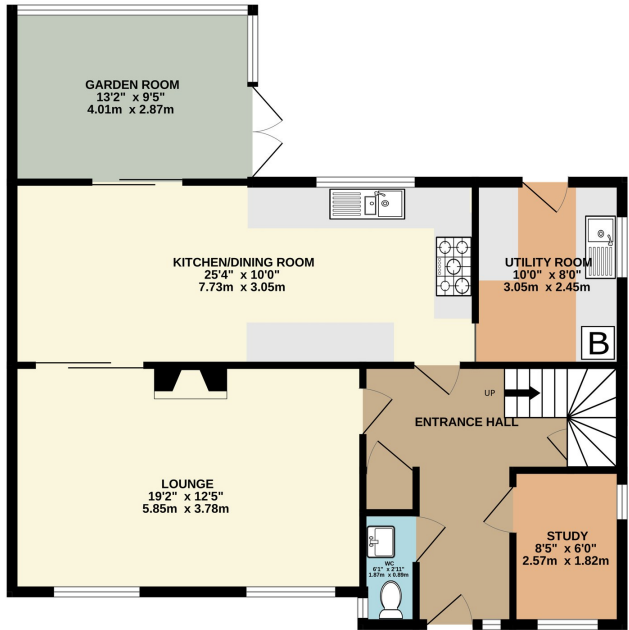
Broadband: Maximum available speeds:

Standard 16 Mbps

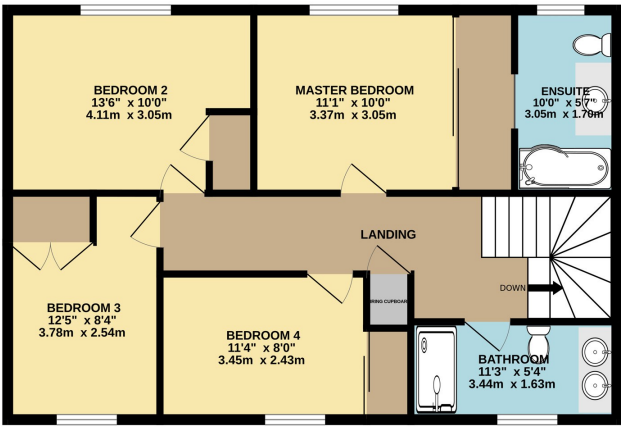
Superfast 80 Mbps



GROUND FLOOR
891 sq.ft. (82.8 sq.m.) approx.



1ST FLOOR
747 sq.ft. (69.4 sq.m.) approx.

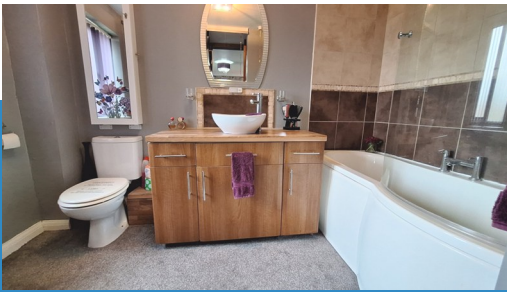


TOTAL FLOOR AREA : 1638 sq.ft. (152.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		





IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

