



15 Woodward Avenue

Bacton, Stowmarket, Suffolk IP14 4LS

ML Property are delighted to offer for sale this extremely well presented 3 bedroom detached house situated in a popular residential area in the village of Bacton. The property which was constructed in 2012 benefits from UPVC Windows, OFCH, Single garage and off road parking.



price OIEO
£300,000

at a glance...

- 3 Bedroom detached property
- Master bedroom with en-suite
- Single garage and parking for multiple vehicles
- Oil fired central heating and wood burner
- UPVC windows and french doors
- Extremely well presented throughout
- Constructed in 2012
- Situated in a popular residential area





The extremely well presented and well positioned property affords the following accommodation - hall, cloakroom, sitting room with wood burner and a pleasant kitchen/breakfast room. On the first floor there is a master bedroom with en-suite, two further bedrooms and a bathroom.



outside

Externally the property benefits from a fully enclosed rear and side garden laid to lawn, patio and block paving with french doors to the sitting room and kitchen areas. To the side of the property is offer road parking for 2/3 vehicles and then a single garage (part of a bloc) with parking in front.

location

The village of Bacton lies in the picturesque countryside of Mid Suffolk offering a range of amenities including shop with post office facility, public house, village hall, church, primary school and a regular bus service. The popular Finbow's Yard offers a hardware store, furniture shop and several other businesses. There is a convenient access to the A14 trunk road linking to the nearby town of Stowmarket with direct services to London Liverpool Street. Stowmarket, Bury St Edmunds and the other nearby Suffolk towns offer a vast range of recreational and cultural facilities, schooling, independent shops, stores and restaurants.

services

Mains water, electricity, gas and sewage.
Central heating is provided by a Oil fired boiler.

Local Authority Mid Suffolk District Council -
Council Tax Band C.

Material Information brochure attached.





The Agent has 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 or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents confirming boundaries, parking spaces and rights of way. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however, be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. ALL MEASUREMENTS ARE APPROXIMATE.



Material
Information
brochure.



ground floor

Hall	
Cloakroom	
Sitting Room	3.37m (11'0) x 5.42m (17'9)
Kitchen/Breakfast Room	2.73m (8'11) x 5.39m (17'8)

first floor

Master Bedroom	3.21m (10'6) x 3.70m (12'1)
En-Suite	
Bedroom 2	3.30m (10'9) x 2.65m (8'8)
Bedroom 3	2.74m (8'11) x 2.68m (8'9)
Bathroom	



PART OF THE 3 POINT PROPERTY GROUP

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