



**Farrow Road, Bacton, Stowmarket, IP14 4GU**

**welcome to**

## **Farrow Road, Bacton, Stowmarket**

**\*30% Shared Ownership\* 2-Bed semi-detached home Bacton!** Features a cosy living room, kitchen & bathroom. Enjoy a private garden with hosting patio & lawn areas, timber shed & two parking spaces. Plus, an NHBC warranty for peace of mind. Call to book your viewing now!

### **Bacton**

Bacton is a quaint village in Suffolk, England, steeped in history and charm, offering a picturesque glimpse into traditional English village life. The village is characterised by its lush, rolling landscapes dotted with charming cottages and expansive fields, providing a tranquil retreat from bustling cities.

Bacton boasts a rich historical tapestry, with its name believed to derive from the Old English "Bacca's town." The village's historical centerpiece is St. Mary's Church, an architectural gem with parts dating back to the 14th century. This church not only serves as a place of worship but also as a community hub, hosting various local events and gatherings.

The village exudes a warm sense of community, with friendly locals who take pride in their vibrant village life. Bacton offers a range of amenities including a local primary school, a village hall, and a cosy pub, which acts as a social focal point for residents. The village often hosts community events, fostering a close-knit atmosphere among its inhabitants.

Surrounded by stunning countryside, Bacton is an ideal spot for nature enthusiasts and walkers. The area is crisscrossed with scenic footpaths and trails, offering panoramic views of Suffolk's idyllic landscapes. Whether it's exploring the nearby woodlands or enjoying a leisurely stroll along the country lanes, Bacton provides ample opportunities for outdoor recreation.

### **Farrow Road**

This modern semi-detached home offers a blend of comfort and convenience, perfect for families or couples seeking a tranquil lifestyle in a welcoming community.

Upon entering the home, you are greeted by a welcoming entrance hall. The kitchen is thoughtfully arranged to accommodate your culinary needs, providing ample space for appliances. Its layout encourages efficient meal preparation and ease of movement, making it the heart of the home. For added convenience, the main floor includes a downstairs cloakroom, featuring a two-piece suite. This space is ideal for guests and adds a touch of practicality to the home. The living room is a cosy retreat perfect for relaxation or entertaining. It features a built-in cupboard for additional storage and a door leading to the rear of the property, enhancing the indoor-outdoor flow.

The upper level of the home is dedicated to restful living, offering two good-sized bedrooms and a family bathroom. The two bedrooms provide comfortable sanctuaries for rest and relaxation, each designed with ample space to accommodate furnishings and personal touches. The family bathroom is equipped with a three-piece suite, offering both functionality and style. It serves as a private oasis for unwinding after a long day.

The outdoor areas of this property are just as inviting as the interior, offering a seamless extension of the living space. The garden is enclosed by a wall and fence, providing privacy and security. It features a hosting patio area for outdoor dining and entertaining, as well as a lawn perfect for relaxation and play. A practical timber shed offers additional storage for garden tools or outdoor equipment.

Practicality is further enhanced with two allocated parking spaces, ensuring convenience for homeowners and guests alike. Additionally, the property benefits from a remaining NHBC warranty, providing peace of mind concerning the structural integrity of the home.







## Accommodation

### Entrance Hall

Part glazed front door, stairs to first floor, radiator and carpeted flooring.

### Kitchen

Window to front, fitted with a range of wall and base units with roll top work surfaces, stainless steel single sink with drainer and mixer tap, electric oven with hob and extractor over, space for fridge freezer and washing machine, radiator and vinyl flooring.

### Downstairs Cloakroom

Fitted with a low level wc and pedestal hand wash basin with mixer tap and splash back, extractor fan, radiator and vinyl flooring.

### Living Room

Window and door to rear, TV point, built in cupboard, radiator and carpeted flooring.

### Landing

Access to loft, airing cupboard and carpeted flooring.

### Bedroom One

Two windows to front, radiator and carpeted flooring.

### Bedroom Two

Window to rear, radiator and carpeted flooring.

### Family Bathroom

Fitted with a suite comprising a panelled bath with shower over and screen, pedestal hand wash basin with mixer tap and low level wc, extractor, part tiled walls, heated towel rail and vinyl flooring.

## Outside

### Rear Garden

Wall and fence enclosed with rear access gate, patio and lawn areas and timber shed.

### Parking

2 Allocated Spaces



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## Farrow Road, Bacton, Stowmarket

- 30% SHARED OWNERSHIP - 100% ALSO AVAILABLE
- 2-Bed Semi-Detached Home
- Bathroom & Downstairs Cloakroom
- NHBC Warranty Remaining
- Two Allocated Parking Spaces

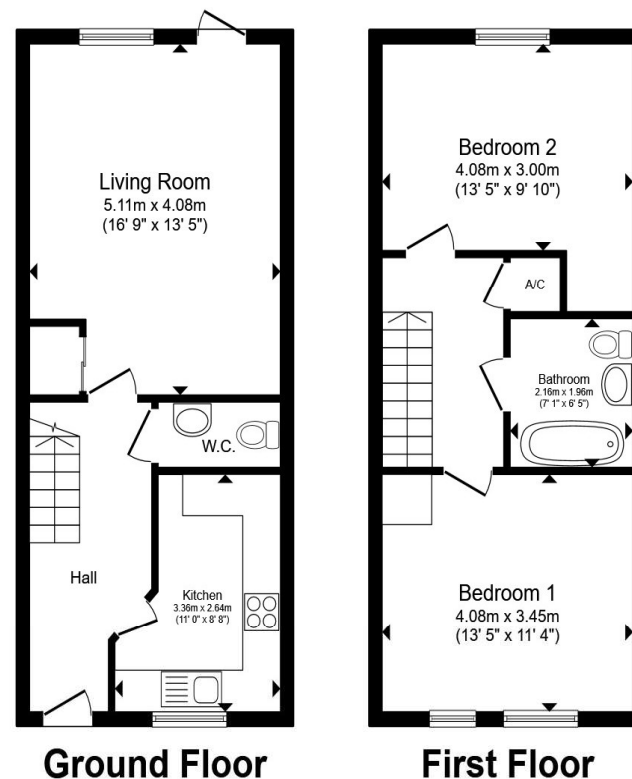
Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 242.28

Ground Rent: 5000.88

This is a Leasehold property with details as follows; Term of Lease 990 years from 01 Jan 2024. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £73,500



Total floor area 77.7 m<sup>2</sup> (836 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:  
SMK105421 - 0004

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