





CHURCH ROAD, BACTON,
IP14 4LN

GUIDE £650,000
FREEHOLD

Located in the popular village of Bacton, this impressive detached 3/4 bedroom home benefits from a superb self-contained two-bedroom annex, offering excellent flexibility for extended family or additional accommodation. The main house features a modern open-plan kitchen/dining room leading through to a family room/snug, spacious sitting room, ground floor study/bedroom and cloakroom. Upstairs, the well-proportioned master bedroom benefits from an ensuite, alongside two further double bedrooms and a family bathroom with Jack and Jill access to the second bedroom. The separate annex comprises a utility room, open-plan kitchen/sitting room, dining room and wet room, with two bedrooms. Outside, the generous rear garden offers a large patio seating area, lawn, summer house and storage sheds, while the front provides ample off-road parking and a cart lodge garage. A versatile and well-equipped home offering superb accommodation for modern family living

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CHURCH ROAD

• Principal Bedroom & Guest Bedroom With En-Suite • Spacious Self-Contained Two Bedroom Annexe • Cartlodge & Driveway • Oil Fired Central Heating • Separate Family Room/Snug • Large Enclosed Rear Garden With Summer House • Ground Floor Bedroom & Cloakroom • Step Inside Today With Our 360 Virtual Tour!





Entrance Porch/Utility
Window to side and rear Space for washer/dryer with work top over. Door to garden room and entrance hall.

Garden Room
Sliding patio doors to the garden. Skylight. Window into the snug.

Entrance Hall
Welcoming entrance hall with Oak flooring. Stairs to the first floor. Understairs storage cupboard. Radiator.

Cloakroom
WC and wash basin vanity unit. Oak flooring. Window to side. Radiator.

Bedroom 3
Window to garden room. Radiator.

Sitting Room
Well proportioned room with electric fireplace in modern surround. French doors opening to the garden. Window to rear. Two radiators.

Kitchen/Dining Room
Modern kitchen with a wide range of wall and base cupboard and drawer units with work tops over. Inset sink and drainer. Built in eye level double oven, hob and extractor hood over. Integrated dishwasher and space for a washing machine and an American style fridge freezer. Built in breakfast bar adjoining to the dining area. Door to side access and window to front. Oak flooring. Radiator. The dining area has further built in wall and base cupboards with worktop over. Oak flooring. Window to front. Opening to the snug. Radaitor.

Family Room/Snug
Oak flooring. French doors leading directly to the garden. Window to rear. Radiator.

Landing
Storage cupboard. Two Velux windows.

Principal Bedroom
Spacious double room with dual aspect windows to rear and side. Two built in wardrobes. Radiator.

En-Suite
Contemporary suite, WC and his and her wash basin vanity unit. Double shower cubicle. Velux window. Heated towel radiator.

Bedroom 2
Double room with window to front. Radiator. Door into bathroom.

Bathroom
WC and wash basin vanity unit. P 'Shaped bath with shower head over and shower screen. Window to front. Full length wall mounted radiator. Door leading to bedroom 2 and landing.

Bedroom 4
Window to side. Loft access. Radiator.

Annexe

Entrance Hall
Stable door. Radiator.

Cloakroom/Utility Area
WC and wash basin. Space for washing machine and undercounter fridge with worktop over. Window to side. Radiator.

Sitting Room/Kitchen
Large open plan sitting room leading to the kitchen. Electric fireplace and modern surround. Window to side. Two Radiators.
A modern kitchen with a range of wall and base cupboard and drawer units with work tops over. Inset sink and drainer. Built in electric oven with hob and extractor hood over. Integrated dishwasher and fridge freezer. Window to front.

Dining Area/Inner Hall
Full panel window to front. French doors opening directly to the garden. Lantern skylight. Radiator.

Bedroom 1
Spacious double room. French doors opening to the garden. Window to side. Radiator. Door to bedroom 2.

Bedroom 2
Double room with fitted wardrobes. Two Velux windows. Radiator. Door to the wet room.

Wet Room
WC and wash basin. Fully tiled and nonslip flooring with shower head over. Internal window. Heated towel rail

Outside

Front Garden
Large gravel driveway offering ample off-road parking. Car port for storage. Gated access on both sides of the property.

Rear Garden
Elevated patio seating area overlooking the lawn with raised shrub borders and surrounded by mature, established hedges giving privacy. A paved path through the garden leading to the summer house and two storage sheds. Convenient gated access on both sides leading directly to the front driveway. Access to the self-contained annexe.

Summer House
Double doors opening to the garden. Power connected. Log burner.

Large Shed
Power connected. with adjoing smaller shed.

Agent's Note
The Annexe is an EPC D current 68 Potential 82

Disclaimer
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CHURCH ROAD











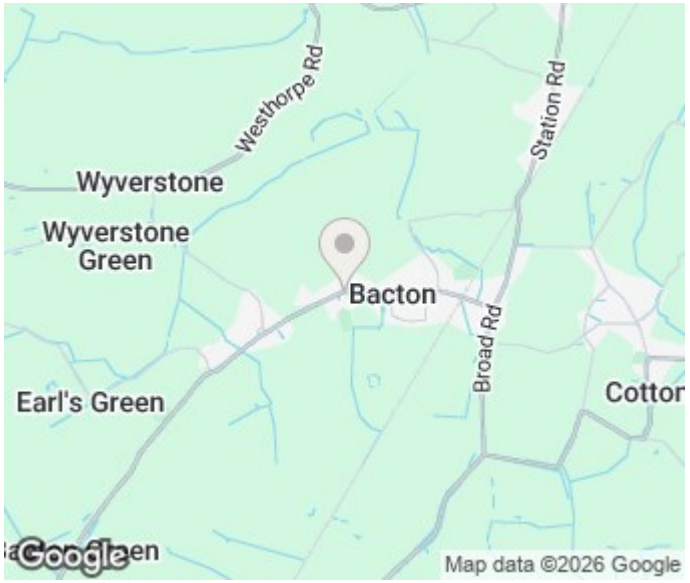

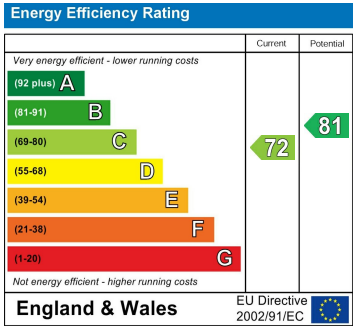

EPC Rating: C Council Tax Band: D

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