



Acorns

Turkey Hall Lane, Bacton, Stowmarket, Suffolk IP14 4NN



ML Property are pleased to offer for sale this 3 bedroom detached bungalow situated in the popular village of Bacton. The property which benefits from an Air Source Heat Pump and Solar Panels boasts good size gardens to the front side and rear.



OIEO

£400,000



x3



x1



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at a glance

- 3 bedroom detached bungalow
- Single garage and ample parking
- Air source heat pump and solar panels with FIT
- Good size plot with front, side and rear gardens
- Situated in the popular village of bacton
- Recently fitted UPVC windows and doors
- Scope for extension (stp)
- Two reception rooms and a large conservatory

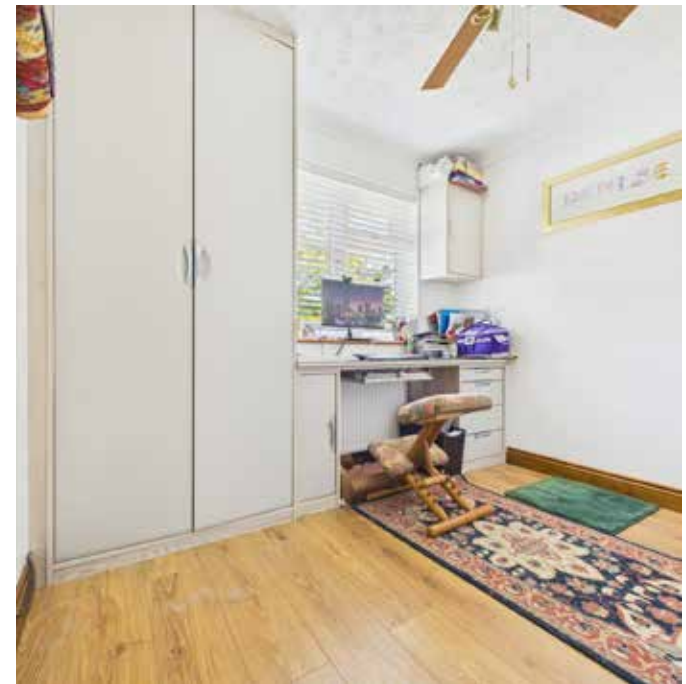


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The Acorns which as previously mentioned occupies a good size plot is located in Turkey Hall Lane, centrally located in the village of Bacton. The property affords the following accommodation - hallway, cloakroom, sitting room, dining room, kitchen, utility room, large conservatory and three bedrooms and a bathroom. The property benefits from an Air Source Heat Pump, Solar Panels and recently fitted UPVC Windows and Doors.





outside

Externally the property is approached via a shingle driveway providing parking for ample vehicles along with a detached garage. There is a good size garden area to the front of the property which is fully enclosed by fencing. A further area of garden can be found to the side of the property which is currently unused by the current vendors but could be incorporated into the rear garden or offer scope for extension (sts).

We strongly advise a viewing of the property to appreciate the plot size on offer along with the many eco friendly features the property offers.

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.



room sizes

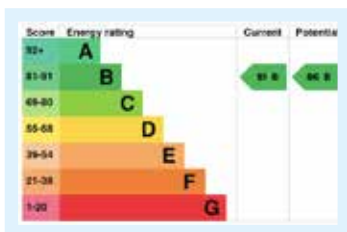
Hallway	
Cloakroom	
Sitting Room	3.63m (11'10") x 5.51m (18'0")
Dining Room	3.28m (10'9") x 3.19m (10'5")
Kitchen	3.28m (10'9") x 4.53m (14'10")
Utility Room	2.52m (8'3") x 2.00m (6'6")
Conservatory	3.40m (11'1") x 5.51m (18'0")
Bedroom	2.79m (9'2") x 3.36m (11'0")
Bedroom	3.65m (11'11") x 2.95m (9'8")
Bedroom	2.06m (6'9") x 2.65m (8'8")
Bathroom	2.37m (7'9") x 1.80m (5'10")

services

Mains water, electricity and private sewage system. Heating is provided by an Air Source Heat Pump Ajith Solar Panels also present (full details of the FIT is available from the selling agent)

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

Please see Material Information brochure and EPC below.



PART OF THE 3 POINT PROPERTY GROUP

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.

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