



DAVID
BURR

Finch Rise, Rectory Road, Bacton, IP14 4LE

A modern three-bedroom detached home, constructed approximately five years ago, occupying an attractive position on the edge of Bacton with far-reaching countryside views, generous parking and an enclosed rear garden.



PROPERTY SUMMARY

This attractive modern detached home was constructed approximately five years ago and occupies a particularly appealing position on the edge of the popular Mid Suffolk village of Bacton.

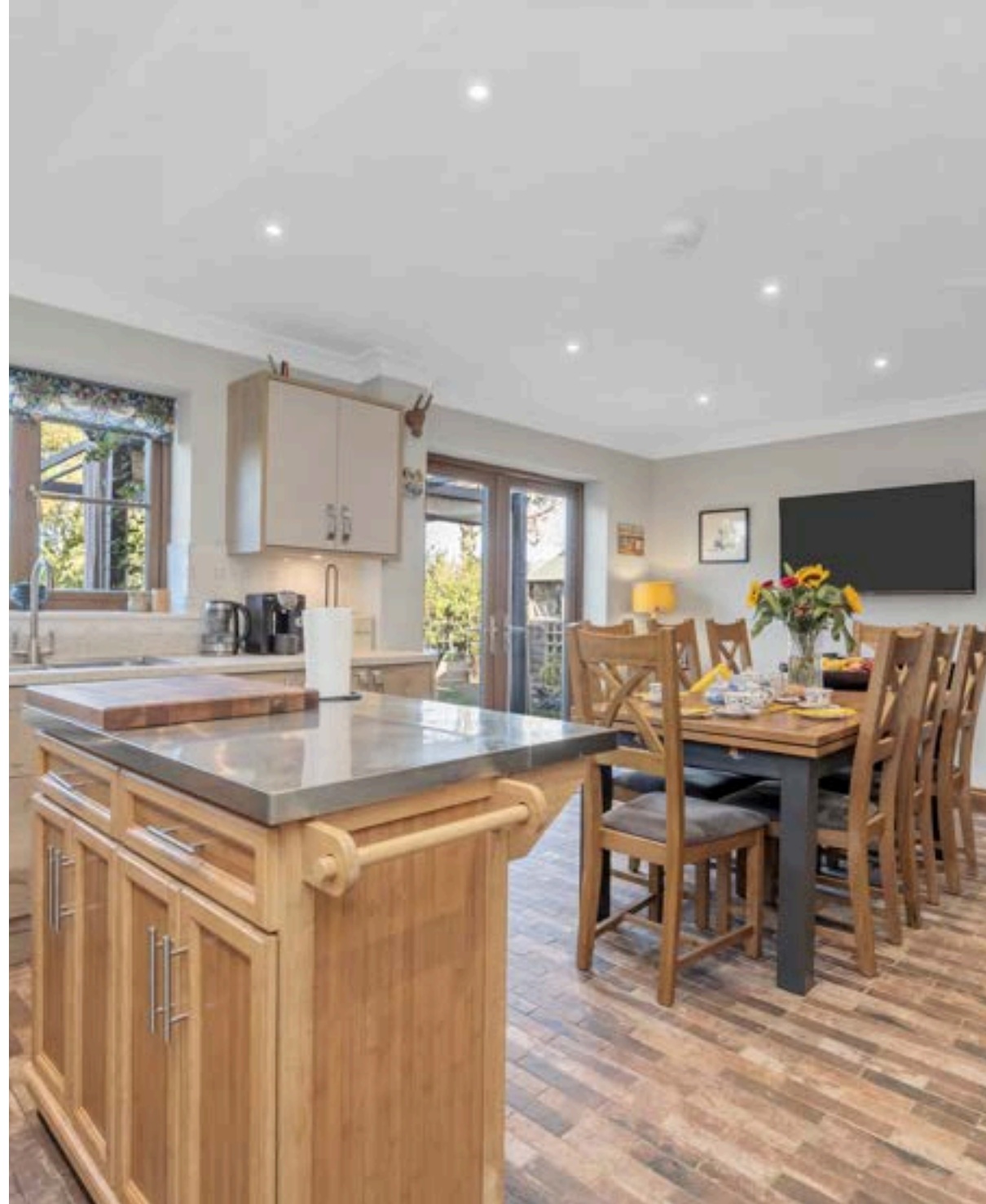
One of the property's standout features is its outlook, with the rear of the house enjoying attractive, far-reaching views across open countryside. Internally, the accommodation is well presented and combines a modern specification with practical family living space.

A covered entrance opens into a generous entrance hall, with useful storage, stairs rising to the first floor and access to the principal ground-floor rooms.

The sitting room is a comfortable and well-proportioned reception space, with an attractive exposed brick fireplace forming the focal point and incorporating a log-burning stove.

Key Features

- Modern detached home
- Approximately five years old
- Three bedrooms
- Principal bedroom with en-suite and built-in wardrobes
- Far-reaching countryside views
- Sitting room with exposed brick fireplace and log-burning stove
- Modern kitchen/dining room
- Separate utility room
- Family bathroom and ground-floor cloakroom
- Air source heat pump
- Underfloor heating
- Generous driveway providing ample off-road parking
- Enclosed rear garden with patio and lawn
- Popular Mid Suffolk village location



GROUND FLOOR

Also accessed from the entrance hall is a ground-floor cloakroom, fitted with a WC and wash basin.

To the rear of the property is the spacious kitchen/dining room, fitted with a range of modern wall-mounted and base units together with work surfaces and an island unit. A window and glazed doors provide plenty of natural light and open directly onto the rear terrace and garden, while also taking advantage of the countryside outlook beyond.

The adjoining utility room provides additional storage and appliance space and benefits from an external door to the side of the house.



FIRST FLOOR

The first-floor landing provides access to three bedrooms and the family bathroom.

The principal bedroom is a generous double room with built-in wardrobes and the benefit of an en-suite shower room. Its position to the rear makes the most of the attractive open views across the surrounding countryside.

There are two further bedrooms, both well suited to family use, guests or home working, together with a modern family bathroom.



Outside

To the front and side of the property is a substantial driveway providing ample off-road parking for several vehicles.

The rear garden is enclosed and predominantly laid to lawn, with a paved terrace immediately adjoining the house providing an ideal space for outdoor dining and entertaining.

The garden enjoys an open aspect to the rear, with views extending across neighbouring countryside and farmland.



Floorplan



TOTAL: 1300 sq. ft, 121 m²
GROUND FLOOR: 631 sq. ft, 59 m², FIRST FLOOR: 669 sq. ft, 62 m²
EXCLUDED AREAS: UTILITY: 40 sq. ft, 4 m², FIREPLACE: 6 sq. ft, 1 m², WALLS: 106 sq. ft, 9 m²

All measurements are approximate. This floor plan is a guide only. Produced by EBP.



Property information

Mid Suffolk - D

EPC Rating: B

Tenure: Freehold

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LOCATION Bacton is a well-regarded Mid Suffolk village surrounded by attractive open countryside. The village offers a strong sense of community together with local amenities including a shop, primary school, church and public house, while further everyday facilities can be found in nearby Stowmarket, Eye and Diss.

The village is well placed for road access across Mid Suffolk, with links towards the A140, A14 and the wider regional road network.

For commuters, Stowmarket railway station provides mainline services towards Ipswich, Cambridge and London Liverpool Street, while Diss station to the north provides further direct services on the Norwich–London line.

The location therefore works particularly well for buyers looking for a village setting while retaining practical access to larger towns, rail links and surrounding employment centres.

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