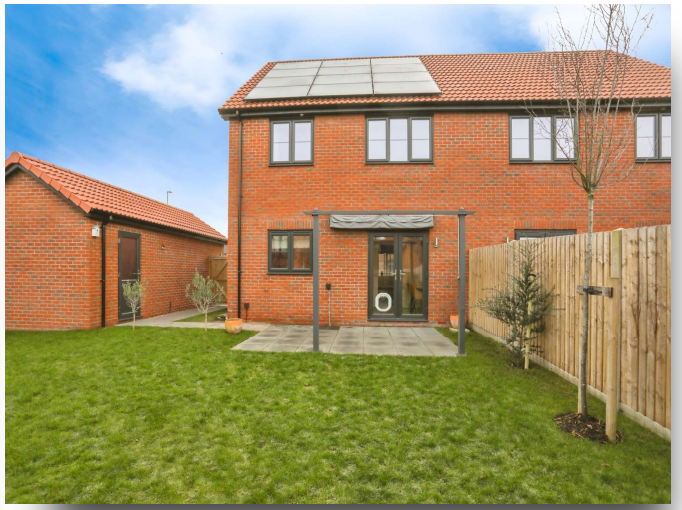






Castell Road, Bacton, Stowmarket, IP14 4US

william h brown

welcome to

Castell Road, Bacton, Stowmarket

A beautifully presented three-bedroom semi-detached house situated in a peaceful, sought-after area of Bacton. This recently new built property offers modern living spaces, excellent storage and thoughtfully designed accommodation throughout. It offers a garage, a solar plus storage system.

Accommodation

Entrance Hall
The property is entered through a part glazed front door with stairs to first floor, understairs cupboard, spotlights and vinyl flooring.

Downstairs Cloakroom
Frosted window to side, low level wc, pedestal hand wash basin with mixer tap and splash back, extractor, spotlights and vinyl flooring.

Kitchen
9' 1" x 19' 5" (2.77m x 5.92m)
Window and French door to rear, fitted with a range of wall and base units with roll top work surfaces, stainless steel single sink with drainer and mixer tap, integrated fridge freezer, dishwasher, washing machine, spotlights and vinyl flooring.

Living Room
16' 1" x 10' 10" (4.90m x 3.30m)
Window to front, tv point, carpet and double doors to kitchen.

First Floor Landing
Window to side, access to loft, built in cupboard, airing cupboard and carpet.

Bedroom One
17' 4" max x 12' max (5.28m max x 3.66m max)
Window to rear, built in wardrobe, tv point, radiator and carpet.

En Suite
Fitted with a shower cubicle, pedestal hand wash with mixer tap, low level wc, spotlights, extractor, part tiled walls, heated towel rail and vinyl flooring.

Bedroom Two
12' max x 10' max (3.66m max x 3.05m max)
Window to front, built in wardrobe, radiator and carpet.

Bedroom Three
9' 1" x 7' 1" (2.77m x 2.16m)
Window to rear, radiator and carpet.

Family Bathroom
Frosted window to front, panelled bath with shower over and screen, low level wc, pedestal hand wash basin with mixer tap, spotlights, extractor, heated towel rail and vinyl flooring.

Outside

Rear Garden
Fence enclosed with side access gate, patio and lawn areas and flower and shrubbery borders.

Front Garden
Lawn area with path and flower and shrubbery borders.

Garage
Up and over door with two outside parking spaces on driveway.

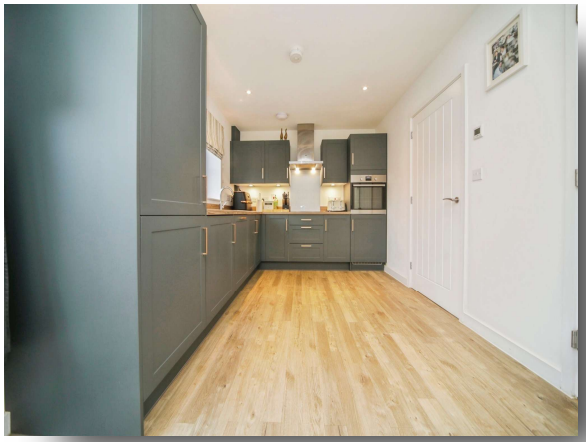
Solar Panels
There are 24 solar panels on the roof of the property with a Tesla power battery and EV charger.

Agents Note
"Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is an Associate of an Employee of the Connells Group of companies".









Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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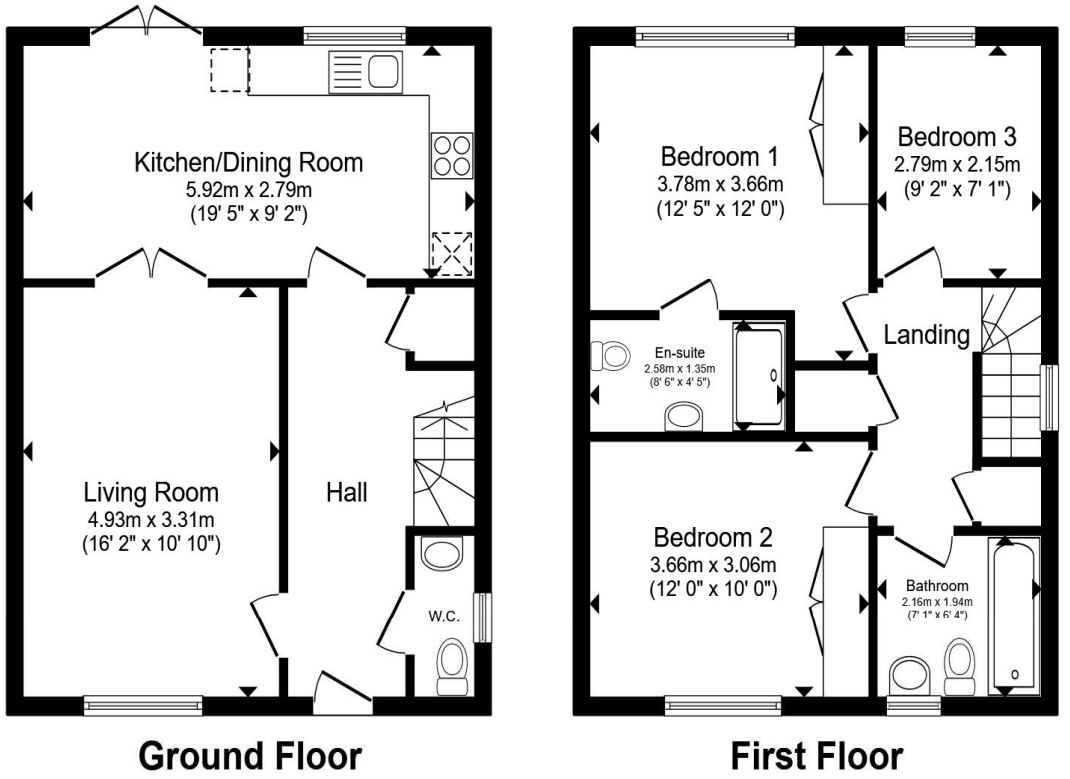
welcome to

Castell Road, Bacton, Stowmarket

- Three-bedroom semi-detached house
- Located in a quiet area of Bacton
- Garage and off-road parking
- Modern kitchen and living accommodation
- Two bathrooms and downstairs cloakroom

Tenure: Freehold EPC Rating: B
Council Tax Band: C

£320,000



Total floor area 92.2 m² (993 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

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The Property Ombudsman

Property Ref:
SMK105223 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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