

# BUCKS

PROPERTY AGENTS



Bramble End Station Road, Bacton, Stowmarket, IP14 4NJ

Offers In Excess Of £320,000

- Detached Bungalow
- Two Reception Rooms
- Oil Radiator Central Heating
- In Need of Modernisation
- No Upward Chain
- Four Double Bedrooms
- Sealed Unit Double Glazing
- Cloakroom Room & Bathroom
- Vacant Possession
- Desirable Village Location

# Bramble End Station Road, Stowmarket IP14 4NJ

Welcome to this charming spacious detached bungalow located on Station Road in the picturesque village of Bacton, Stowmarket. This property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your family. With four double bedrooms, there is plenty of space for everyone to enjoy.

Although there is only one bathroom, the potential to modernise and create your dream home is endless. Imagine designing a stylish and contemporary bathroom that suits your taste and needs perfectly.

One of the standout features of this property is the parking space available for up to three vehicles, as well as a single garage ensuring convenience for you and your visitors. Additionally, being vacant and with no upward chain, you can move in swiftly and start making this house your home without any delays.

Bacton is a village full of beautiful scenery just six miles from the market town of Stowmarket that offers something for everyone including main transport links.

Don't miss out on the opportunity to transform this bungalow into a modern and comfortable retreat. Contact us today to arrange a viewing.



Council Tax Band: D



**Entrance Porch:**

With airing cupboard that houses the hot water tank.

**Hallway:**

With loft access.

**Kitchen:**

With window to front, range of high and low level units, worktops, stainless steel sink and drainer and tiled splashbacks. Space for cooker and fridge freezer, plumbing for dishwasher and boiler.

Archway leading to:-

**Dining Room:**

With windows to the front and side and radiator.

**Sitting Room:**

With windows to the rear and side, French doors opening onto the rear garden and feature fireplace with wood burner inset.

**Cloakroom:**

With window to rear, low level WC and hand basin.

**Rear Porch:**

With patio doors to rear and plumbing for washing machine.

**Bathroom:**

With window to rear, bath, double shower, low level WC, pedestal basin and 1/2 tiled walls.

**Bedroom One:**

With bay window to front, fitted wardrobe and radiator.

**Bedroom Two:**

With window to side, fitted wardrobe and radiator.

**Bedroom Three:**

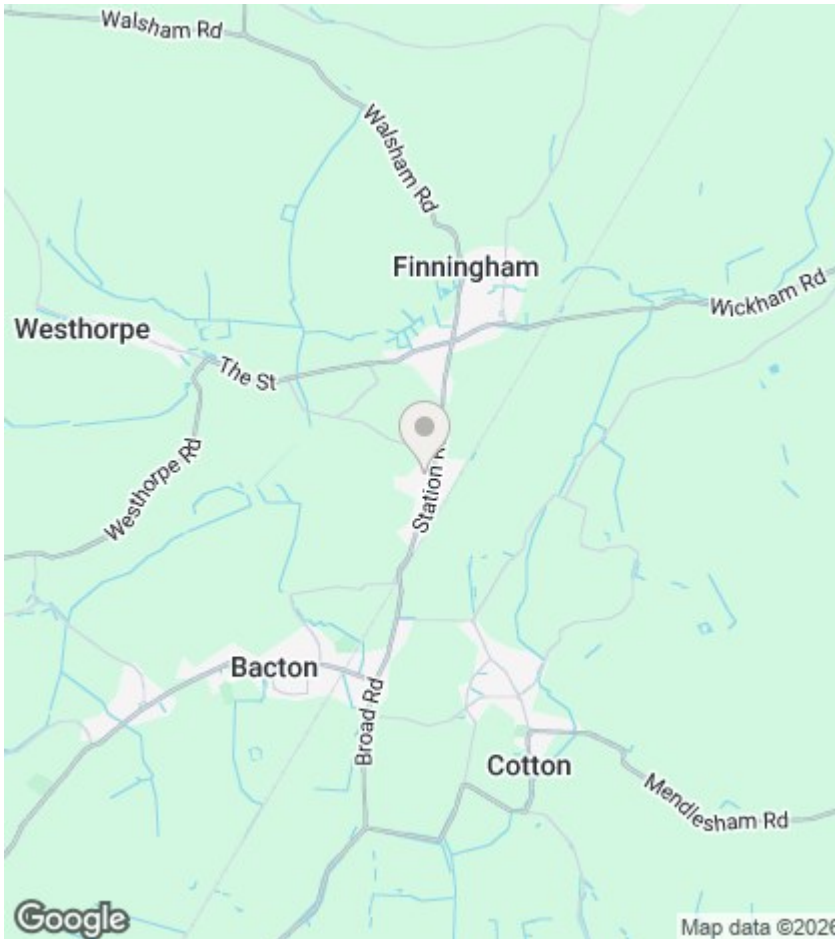
With window to rear, fitted wardrobe and radiator.

**Bedroom Four:**

With window to rear and radiator.

**Outside:**

To the front of the property is a 5 bar gate leading to a driveway providing off road parking for 3 vehicles and single garage with up and over door, power and light connected with personnel door to side. There is also a feature miniature brick wall, shrubs, trees and pond. A side gate leads to the rear garden that comprises of lawn, shrubs and for privacy and seclusion the garden is surrounded by fencing.



## Directions

Head north on Market Pl towards Tavern St/B1115 Turn right at the 1st cross street onto Station Rd W/B1115 Continue to follow B1115 At the roundabout, take the 1st exit onto Newton Rd/B1113 Continue to follow B1113 Turn left onto Station Rd Destination will be on the right

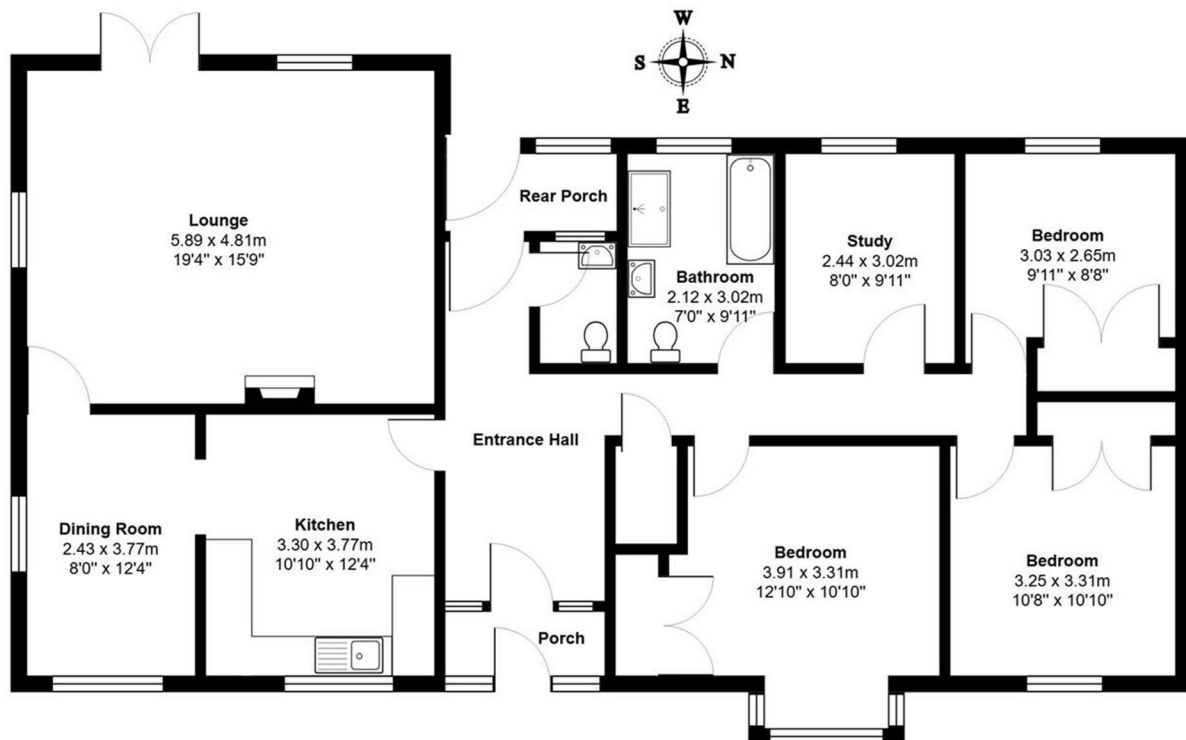
## Viewings

Viewings by arrangement only.  
Call 01449614700 to make an appointment.

## EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			77
(55-68) <b>D</b>			
(39-54) <b>E</b>		48	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Total Area: 133.5 m<sup>2</sup> ... 1437 ft<sup>2</sup>