



Birch Avenue, Bacton STOWMARKET IP14 4NT

welcome to

Birch Avenue, Bacton STOWMARKET

This charming semi-detached bungalow features three bedrooms, ensuite, family bathroom, kitchen, living room with French doors to garden, private patio, lawn, garage, shed, and off-street parking. Viewings are highly recommended! Call to book now!

Bacton

Bacton is a quaint village in Suffolk, England, steeped in history and charm. Nestled in the serene countryside, it offers a picturesque glimpse into traditional English village life. The village is characterised by its lush, rolling landscapes dotted with charming cottages and expansive fields, providing a tranquil retreat from bustling cities.

Bacton boasts a rich historical tapestry, with its name believed to derive from the Old English "Bacca's town." The village's historical centrepiece is St. Mary's Church, an architectural gem with parts dating back to the 14th century. This church not only serves as a place of worship but also as a community hub, hosting various local events and gatherings.

The village exudes a warm sense of community, with friendly locals who take pride in their vibrant village life. Bacton offers a range of amenities including a local primary school, a village hall, and a cozy pub, which acts as a social focal point for residents. The village often hosts community events, fostering a close-knit atmosphere among its inhabitants.

Surrounded by stunning countryside, Bacton is an ideal spot for nature enthusiasts and walkers. The area is crisscrossed with scenic footpaths and trails, offering panoramic views of Suffolk's idyllic landscapes. Whether it's exploring the nearby woodlands or enjoying a leisurely stroll along the country lanes, Bacton provides ample opportunities for outdoor recreation.

Birch Avenue

This charming semi-detached bungalow offers a harmonious blend of comfort and convenience. Perfect for families or those seeking a serene retreat, the home boasts a thoughtful layout and delightful outdoor space.

The bungalow accommodates three well-proportioned bedrooms, ensuring ample space for family members or guests. The master bedroom is enhanced by the luxury of an ensuite, providing privacy and convenience. In addition to the ensuite, there is a family bathroom fitted with a modern three-piece suite, ideal for relaxation and everyday use.

The kitchen is designed with functionality in mind, offering plenty of space for appliances. It's a practical area for culinary endeavours, where preparing meals is a pleasure. The living room is a welcoming space, perfect for both relaxation and entertainment. French doors open out to the garden, seamlessly blending indoor and outdoor living.

The outdoor area is a private haven, enclosed by a sturdy fence for added seclusion. It features a charming patio, ideal for al fresco dining or enjoying a morning coffee. The lawn area is surrounded by mature trees and shrubbery borders, creating a tranquil and picturesque setting.

There is a secure garage and a timber shed, providing ample storage space for tools, bicycles, or garden equipment. The property benefits from off-street parking, accommodating several cars, which is a valuable asset in this delightful village setting.





Accommodation Entrance Hall

Part glazed front door, built in cupboard, airing cupboard, spotlights, radiator, wooden flooring.

Living Room

French doors to rear, coved ceiling, spotlights, TV point, radiator, carpeted flooring.

Kitchen

Window to rear, fitted with a range of wall and base units with roll top work surfaces, single sink with drainer and mixer tap, electric oven with hob and extractor, space for washing machine, fridge freezer and dishwasher, built in cupboard, radiator, ceramic tiled flooring.

Bedroom One

Window to rear, built in wardrobe, radiator, carpeted flooring.

Ensuite

Frosted window to rear, fitted with a suite comprising a shower cubicle, low level WC, pedestal hand wash basin, spotlights, extractor fan, ceramic tiled flooring.

Bedroom Two

Window to front, access to loft, built in wardrobe, radiator, carpeted flooring.

Bedroom Three

Window to front, built in wardrobe, radiator, carpeted flooring.

Bathroom

Fitted with a suite comprising a panelled bath with shower over and screen, pedestal hand wash basin with mixer tap, low level WC, fully tiled walls, extractor fan, coved ceiling, radiator, ceramic tiled flooring.

Outside Rear Garden

Fence enclosed, patio and lawn areas, timber shed, flower and shrubbery borders, mature trees.

Garage

Off street parking for several cars.



view this property online williamhbrown.co.uk/Property/SMK105357



welcome to

Birch Avenue, Bacton STOWMARKET

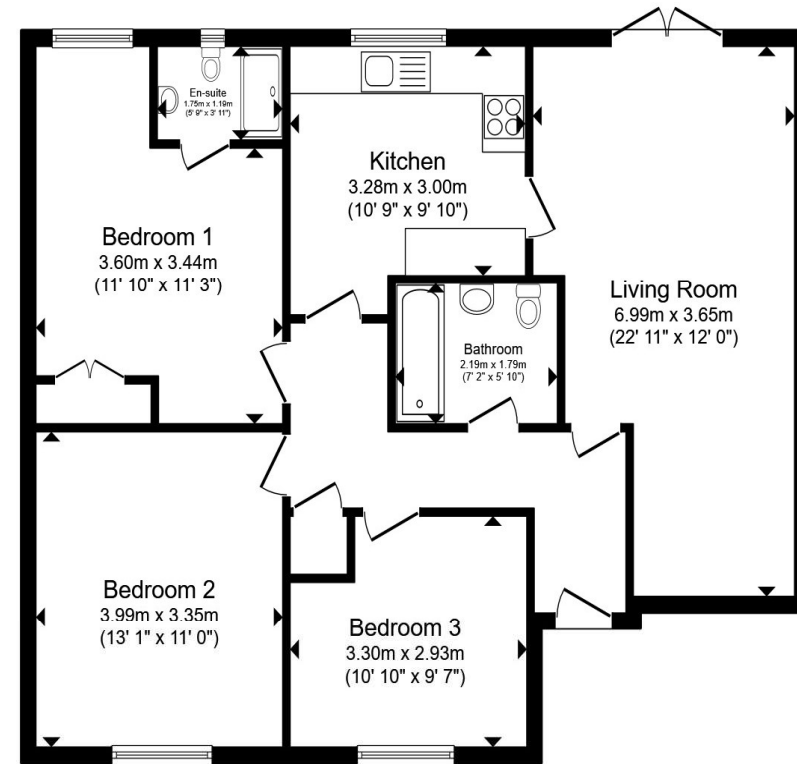
- Semi-detached bungalow
- Three bedrooms
- Family bathroom & ensuite
- Private garden with hosting patio area
- External storage

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in excess of

£305,000



Total floor area 87.2 m² (939 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



view this property online williamhbrown.co.uk/Property/SMK105357



Property Ref:
SMK105357 - 0003

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01449 614459



stowmarket@williamhbrown.co.uk



10 Wilkes Way, STOWMARKET, Suffolk, IP14 1DE



williamhbrown.co.uk