



Pound Hill, Bacton

Sheridans



Pound Hill, Bacton IP14 4LZ

Guide Price £325,000

A beautifully presented house providing spacious and much improved accommodation in the well-served village of Bacton.

This delightful house has been greatly improved by the current owners and now provides spacious accommodation, complemented by charming gardens and features including traditional wooden flooring, open brick fireplace, ledge and brace internal doors and smart new traditional style windows and external doors.

The accommodation benefits from oil fired radiator central heating, double glazing and currently in brief comprises of an entrance hall with stairs off to first floor and door to a spacious sitting room with fireplace and bay window overlooking front gardens. The kitchen dining room is a superb room full of character and fitted with an excellent range of units providing plenty of drawer and cupboard space beneath preparation surfaces and built-in appliances. A side and rear hall has doors leading to a cloakroom, rear garden, adjoining garaging and a spacious study or ground floor bedroom.

On the first floor is a landing with cupboard and

doors leading to the two spacious bedrooms and family bathroom, completing the accommodation.

Outside

The house is approached along a driveway providing plenty of vehicle parking, turning space and access to the garaging. The gardens are a delightful feature being mostly laid to lawn and stocked with an abundance of flowering plants, shrubs and maturing trees. There is a feature pond and a stone terrace creates an ideal area for outdoor entertaining.

Location

Bacton benefits from a very well-regarded primary school, garage, public house, church, doctors surgery and local shop. Excellent access is gained to the A14 dual carriageway, linking the east coast ports, Bury St Edmunds, Newmarket, Cambridge and London via the M11 motorway. The nearby market town of Stowmarket provides a good range of local facilities and of particular note is the rail link to London's Liverpool Street station.

Directions

When proceeding through Bacton from the direction of Haughley, continue through the village, past the church and under the railway bridge,

- Beautifully presented accommodation
- Spacious sitting room
- Superb kitchen/dining room
- Cloakroom
- Study/ground floor bedroom three
- Two bedrooms
- Family bathroom
- Ample parking and garaging
- Delightful features
- Generous well-stocked gardens

where the property will be found further on the left before reaching the T junction.

Services

Mains electricity, water and drainage. Oil fired radiator central heating.

Council - Mid Suffolk Tax band B. EPC Rating: D.

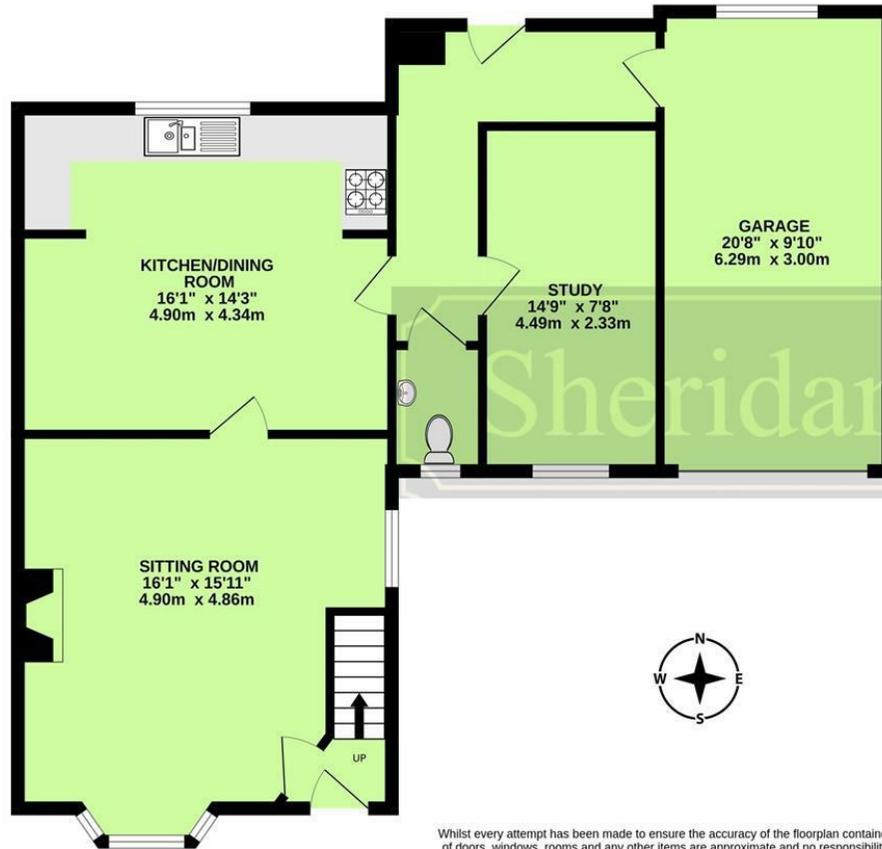
Broadband speed: Up to 80 mbps available (Source Ofcom)

Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

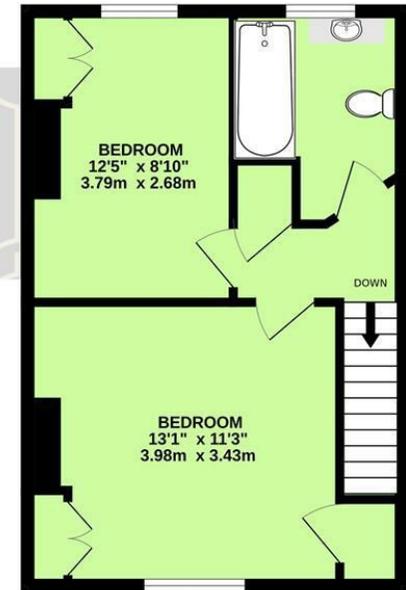
Flood Risk: Very Low Risk (Source gov.uk)



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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