



Rock Estates



## The Quilter

Bacton, IP14 4NS

Guide price £335,000



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- Detached Family Home
- Utility Room
- Cloakroom & Family Bathroom
- Ensuite to Master Bedroom
- 10-year NHBC Buildmark Policy
- Modern Kitchen/Dining Area
- Dual Aspect Living Room
- Three Bedrooms
- Off Road Parking
- Brand New & NO CHAIN!



The Quilter is an attractive double-fronted three-bedroom home, offering a well-balanced layout and a sense of space that is ideal for modern family living. Designed with distinctive "wings," the property enjoys a substantial and welcoming feel, perfectly suited to growing families seeking comfort and flexibility.



At the heart of the home is the impressive open-plan kitchen and dining area, arranged perfectly for family life and entertaining. There is ample space for a generous dining table, while French doors open directly onto the rear garden, allowing natural light to flood the room and providing a seamless connection to the outdoors. Leading from the dining area is a practical utility room, complete with an external door for added convenience.

Across the hallway, the spacious living room extends the full depth of the property and features its own set of French doors opening onto the garden, creating a bright and relaxing space while offering views over the outdoor area. A cloakroom is conveniently positioned off the entrance hall, completing the ground floor.



To the first floor, the principal bedroom benefits from a private en-suite shower room. Bedrooms two and three are served by the family bathroom, with bedroom two offering double proportions and a useful storage cupboard that could be utilised as a wardrobe or additional storage. The third bedroom is well suited as a child's bedroom, home office or guest room, providing versatility to suit changing needs.

The property boasts a driveway with space for two cars.





#### About The Development

Ivy Hill is a well-connected development of 2, 3 and 4-bedroom homes in the peaceful Suffolk village of Bacton, offering a quiet and picturesque location on the outskirts of Stowmarket. The development will particularly appeal to first-time buyers and second-steppers. Residents benefit from energy-efficient homes paired with a charming rural setting, fantastic local amenities, and a strong community feel.

Bacton is a highly regarded Suffolk village that perfectly balances rural charm with everyday convenience. Set within attractive countryside, the village is known for its strong sense of community, traditional architecture, and peaceful surroundings, making it an appealing place to call home.

At the heart of Bacton is a well-supported village pub, church, and active village hall, all contributing to a welcoming and sociable atmosphere. The surrounding countryside offers an abundance of scenic walks and open spaces, ideal for those who enjoy the outdoors and village life.

Despite its tranquil setting, Bacton is well positioned for access to nearby towns. Stowmarket is just a short drive away and provides a mainline railway station with direct links to London Liverpool Street, along with a wide range of shops, schools, and amenities.

The village also benefits from convenient road links, making it suitable for commuters and families alike. Bacton offers the best of Suffolk village living — a peaceful environment, a friendly community, and excellent connectivity to the wider region.

#### Additional Property Information

Estate Management Charge: £309

Internal Area: 939 sq. ft.

Annual service charge: TBC

Council tax band: TBC

Tenure: Freehold



The additional information provided for council tax, service charges and ground rents (where applicable) is only an estimation. Please check with your Sales Advisor for more specific details.

#### Sales Office

Should you wish to have dedicated time with our Sales Advisor, please book an appointment before visiting us.

Sales office opening hours

Monday 10:00 - 17:00

Tuesday closed

Wednesday closed

Thursday 10:00 - 19:00

Friday 10:00 - 17:00

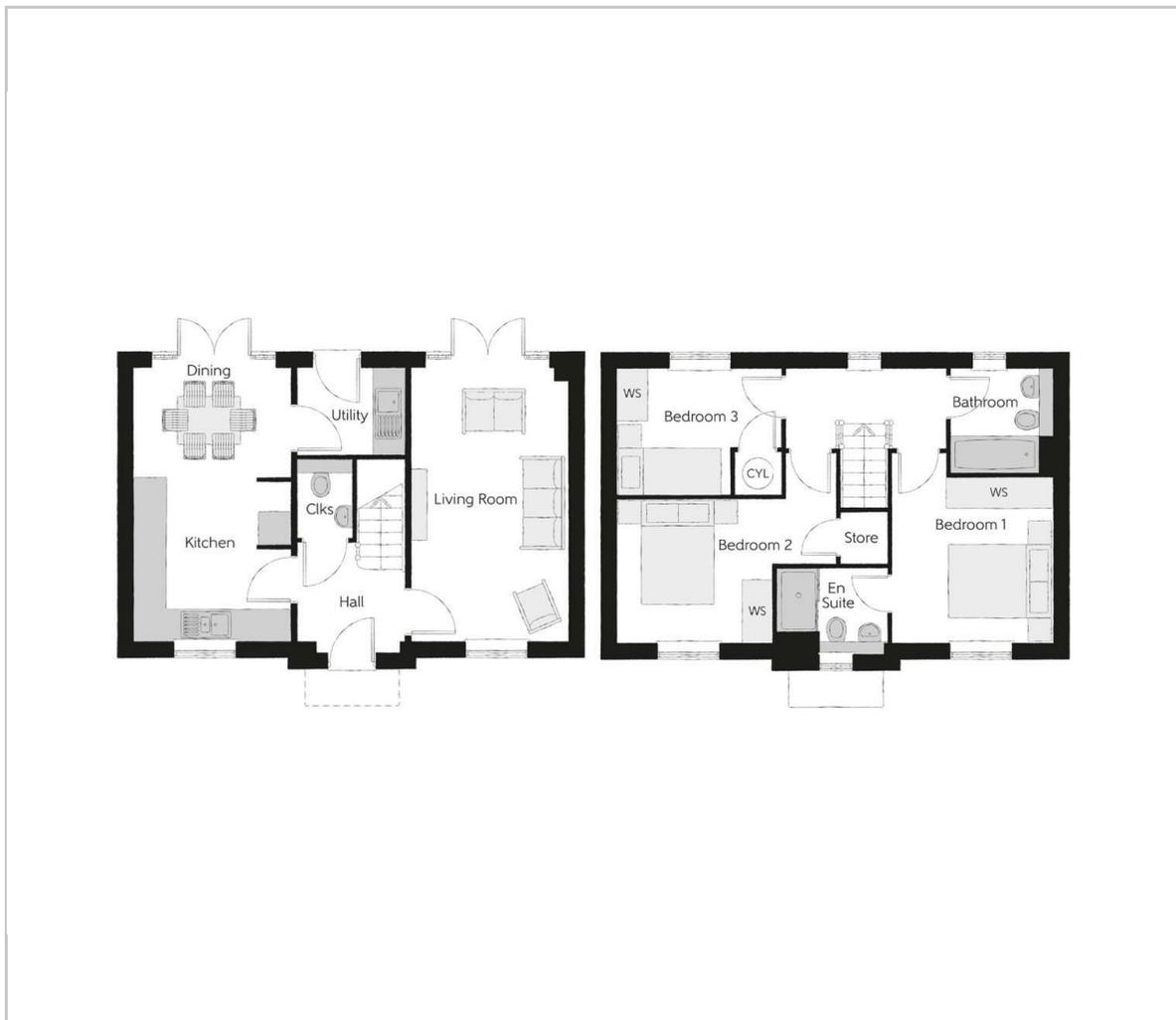
Saturday 11:00 - 17:00

Sunday 11:00 - 17:00

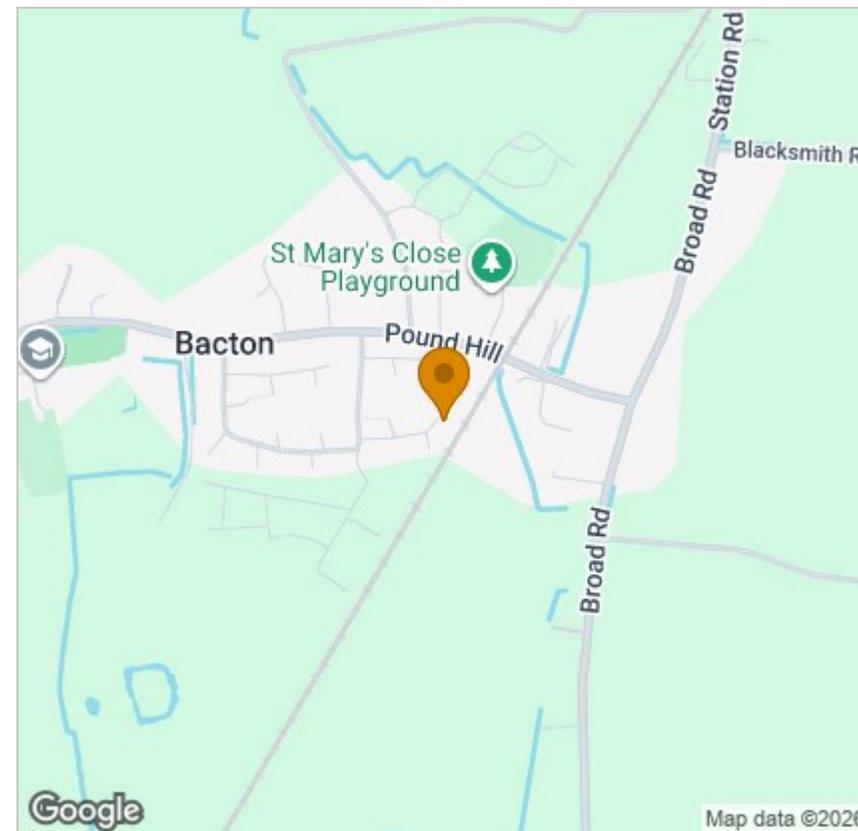


<sup>^</sup>All offers apply to specific plots and selected developments only. Terms and conditions apply. Contact your Bellway sales advisor to find out more or see terms and conditions on our Bellway website. Express Mover and Part Exchange scheme offers are subject to status, availability and eligibility. Bellway reserve the right to refuse a Part Exchange. Any promoted offer is subject to contract. 10-year NHBC Buildmark policy. This includes deposit protection from exchange of contracts, a two-year builder warranty from legal completion, and then eight years of structural defects insurance cover.\*

## Floor Plan



## Area Map



## Energy Efficiency Graph

## Viewing

Please contact our Rock Estates Office on 01449 723441 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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