

Woodward Avenue, Bacton, Stowmarket



MARKS & MANN



- SEMI DEATCHED
- GARDEN OVERLOOKING FIELDS
- SEMI DETACHED
- LOCATED IN BACTON
- THREE BEDROOMS
- OFF ROAD PARKING
- OIL HEATING



### Woodward Avenue, Bacton, Stowmarket

Marks and Mann are proud to offer this well presented semi-detached, three bedroom family home situated in the popular picturesque village of Bacton. Accommodation comprises of spacious living room that leads into kitchen diner with access to the rear on the ground floor. Two double bedrooms and one single bedroom as well as a family bathroom on the first floor. Externally the property offers a garage with off road parking for two vehicles. The property is located in a quiet Cul-de-Sac with the rear garden having views over open countryside. The property has been lovingly renovated by the current occupiers. Bacton has access to Stowmarket Train Station with direct services to London Liverpool Street and Cambridge and equal distance to the A14.

VIEWING HIGHLY RECOMMENDED

**£310,000**

MARKS & MANN

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### Front Garden

Gravel front garden. Path leading to the front door. Stone driveway.

### Entrance Hallway

Tiled flooring, storage, radiator.

### Lounge

15' 5" x 12' 10" (4.69m x 3.91m)  
Double glazed window to front. Featured wall panelling and original oak beam. Radiator. Stairs leading to first floor.

### Kitchen/Diner

5.4m x 2.4m (17' 9" x 7' 10")  
Double glazed window to rear. Double glazed door to rear. Range of wall mounted units. Range of floor mounted units. Ceramic 1.5 inch sink with drainage. Electric hob and cooker with extractor. Radiator. Integral fridge/freezer. Radiator with matching panelled cover. LVT flooring.

### First Floor

### Landing

Double glazed window to side. Spotlights. Airing cupboard.

### Bedroom One

12' 3" x 8' 10" (3.73m x 2.68m)  
Double glazed window to rear. Built in mirrored storage. Radiator.

### Bedroom Two

9' 8" x 7' 11" (2.94m x 2.42m)  
Double glazed window to front. Radiator.

### Bedroom Three

6' 8" x 9' 9" (2.04m Reducing to 1.90m x 2.98m)  
Double glazed window to front. Built in cupboard.

### First floor Bathroom

Double glazed window to rear and side. Bath with shower over and rain head fitting. W/C. Pedastal wash basin with storage under. Heated towel rail.

### Rear Garden

Patio area. Laid to lawn.

### Garage.

Up and over door. Power and light. Personal door to side.

### Off Road Parking

Driveway providing parking for two cars.

### Disclaimer

In accordance with the Property Misdescriptions Act (1991) Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. All measurements and areas are approximate and these particulars do not constitute part or all of an offer or contract. These particulars have been prepared in good faith using information obtained from the seller so all information should be verified via a solicitor.

### School Admissions

To verify the school catchment area contact Suffolk County Council on 0845 600 0981. Purchasing a house in a certain area doesn't automatically guarantee a place at a school within the catchment area.

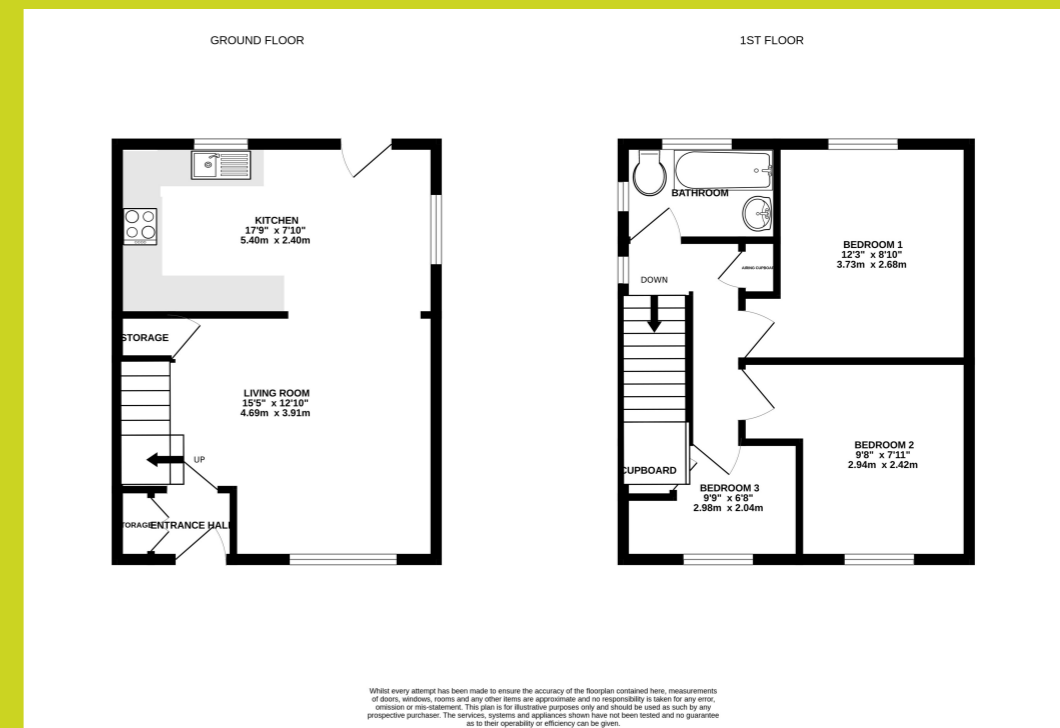
### Useful Information

Please contact us if you require the postcode for this property to check the broadband speed in the area. You can visit : [www.rightmove.co.uk/broadband-speed-in-my-area](http://www.rightmove.co.uk/broadband-speed-in-my-area) for this information.

### Council Tax Band

At the time of instruction the council tax band for this property is band B.

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The above floor plans are not to scale and are shown for indication purposes only.

