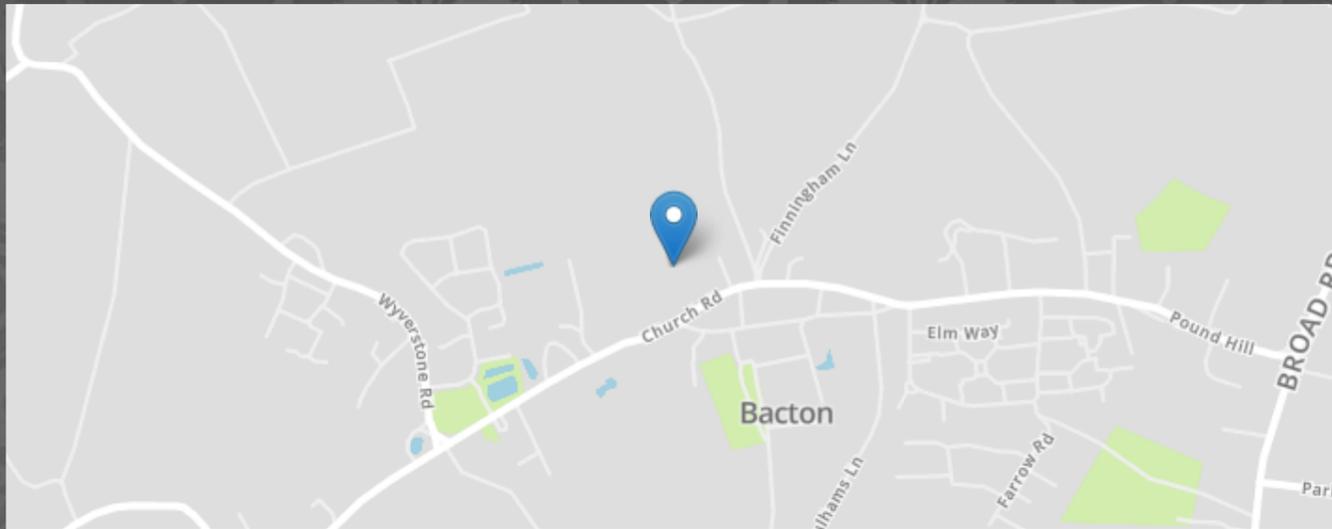


Queens Road, Bacton,



MARKS & MANN



- NO ONWARD CHAIN
- SOLAR PANELS AND AIR SOURCE HEAT PUMP
- TWO DRIVEWAY SPACES
- NHBC REMAINING
- PRIMARY BEDROOM WITH EN-SUITE
- EV CHARGING POINT
- SPACIOUS 16FT SITTING ROOM
- MODERN DEVELOPMENT LOCATION
- IDEAL FAMILY HOME OR INVESTMENT OPPORTUNITY

Queens Road, Bacton,

NO ONWARD CHAIN

Positioned within a modern and well-regarded development on Queens Road, this beautifully presented three-bedroom home offers spacious, contemporary accommodation extending to approximately 906 sq. ft., combining energy efficiency with practical family living. The property immediately impresses with its generous proportions and natural light throughout. The ground floor is thoughtfully arranged with a substantial sitting room spanning the full depth of the property, a well-designed kitchen/dining room ideal for entertaining, a useful store cupboard and a ground floor WC. Upstairs, three well-balanced bedrooms are complemented by a modern family bathroom and an en-suite shower room to the principal bedroom. Externally, the home continues to deliver with a fully enclosed rear garden offering both patio seating space and lawned area, perfect for families or summer entertaining. Viewing is strongly recommended to appreciate the space, layout and overall finish on offer.

£325,000 Offers in Excess of

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Queens Road, Bacton,

GROUND FLOOR

ENTRANCE HALL

A welcoming entrance space providing access to the sitting room, kitchen/dining room and staircase rising to the first floor. The hall benefits from practical under-stairs storage, ideal for coats, shoes and household items, keeping the main living areas clutter-free.

SITTING ROOM

A generously proportioned principal reception room extending over 16ft in length. The room enjoys excellent natural light via front and rear aspects, creating a bright yet comfortable living space. There is ample room for substantial lounge furniture, media storage and additional accent pieces, making it ideal for both everyday family use and entertaining. The proportions allow for flexible furniture layouts without compromising circulation space.

French doors lead directly onto the patio area, seamlessly connecting indoor and outdoor living — particularly attractive in warmer months.

KITCHEN / DINING ROOM

A modern and highly functional kitchen/dining space forming the heart of the home. The layout provides worktop preparation space, integrated cooking facilities and excellent storage via base and wall units with upgrades to include lemans draws and a pull out pantry. The dining area comfortably accommodates a family dining table, making it perfect for informal meals or hosting guests.

GROUND FLOOR WC

A contemporary two-piece suite comprising low-level WC and pedestal wash hand basin with tiled splashback. Cleanly presented and conveniently positioned for guests.

FIRST FLOOR

LANDING

A bright first floor landing providing access to all bedrooms and family bathroom. The balustrade detail adds a modern touch, while the space feels open and well-connected.

PRIMARY BEDROOM

A well-proportioned double bedroom positioned to the front of the property. The room comfortably accommodates a king-size bed along with additional

bedroom furniture. Its clean presentation and neutral décor create a calm and inviting atmosphere.

EN-SUITE SHOWER ROOM

A modern three-piece suite comprising enclosed shower cubicle, low-level WC and wash hand basin. Finished in a clean contemporary style, this en-suite offers practicality and privacy for the principal bedroom. Rainfall shower head, chrome towel rail and frosted double glazed window.

BEDROOM TWO

Another genuine double bedroom overlooking the rear garden. Ideal as a guest bedroom or children's room, this space offers excellent flexibility and proportions rarely found in modern builds of this type.

BEDROOM THREE

Currently arranged as a single bedroom, this versatile space would equally make an ideal nursery, home office or dressing room, depending on buyer requirements.

FAMILY BATHROOM

A modern three-piece suite comprising panelled bath with shower over - this has been upgraded with a smart shower system which is app controlled, low-level WC and pedestal wash hand basin. Finished in neutral tones, offering a bright and functional family space. This family bathroom also offers a smart aqua system and rainfall shower. Chrome towel rail and frost double glazed window.

REAR GARDEN

The fully enclosed rear garden is both practical and manageable — offering an excellent balance of lawn and patio space. The paved seating area directly outside the French doors creates an ideal spot for outdoor dining or summer entertaining, while the generous lawn provides space for children, pets or further landscaping enhancements.

A timber shed offers additional storage, and the fenced boundaries provide privacy and security. The garden's proportions also present future potential for additional seating zones, raised beds or a more landscaped design should a purchaser wish to personalise the space.

LOCATION

Queens Road is located within the attractive Suffolk village of Bacton, offering a peaceful rural setting whilst remaining conveniently connected to nearby

market towns. Bacton benefits from a strong sense of community and provides everyday amenities including a well-regarded primary school, village shop, public house and local recreational facilities.

The village is positioned approximately 5 miles from Stowmarket, where a wider range of shopping, leisure and educational facilities can be found, along with a mainline railway station offering direct services to London Liverpool Street. The A14 is also easily accessible, providing excellent road links to Ipswich, Bury St Edmunds and Cambridge.

Surrounded by open countryside and picturesque farmland, Bacton offers a desirable balance of village lifestyle and commuter convenience — ideal for families, professionals or those seeking a quieter setting without sacrificing accessibility.

Important information

Tenure – Freehold.

Services – We understand that solar panels and an air source heat pump, electricity, water and drainage are connected to the property.

Council tax band - D

Queens Road, Bacton,

EPC rating - A

Charges per year - around £200

Disclaimer

In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. No statement in these particulars is to be relied upon as a statement or representation of fact. Any areas, measurements or distances are only approximate.

Anti 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 will be no delay in agreeing the sale.



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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	94	96
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	