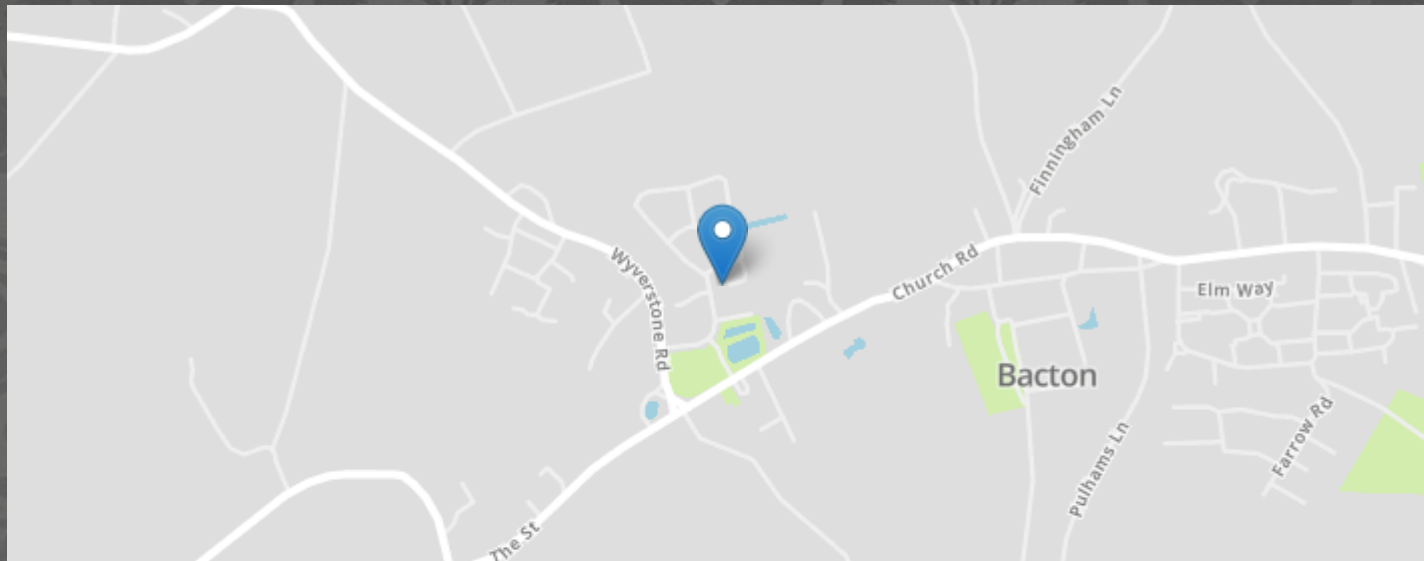


Duke Street, Bacton, Stowmarket



- NEW BUILD
- LAST PLOT ON SITE
- BATHROOM, CLOAKROOM AND EN-SUITE
- GARAGE AND DRIVEWAY
- STUDY & OPEN PLAN KITCHEN/DINER
- SOLAR PANELS
- READY TO MOVE INTO
- GOOD SIZE REAR GARDEN
- EV CHARGING POINT

MARKS & MANN

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MARKS & MANN



Duke Street, Bacton, Stowmarket

NEW BUILD READY TO MOVE INTO

Marks and Mann are pleased to present to market this THREE BEDROOM semi-detached house with DRIVEWAY AND GARAGE located on a cul-de-sac within Bacton. This immaculately finished property offers an entrance hall, reception area, cloakroom, kitchen/diner, three bedrooms, study, main bathroom, en-suite to main and landscaped REAR AND FRONT GARDENS. The property has the benefit of having SOLAR PANELS AND AN EV CHARGING POINT. Early viewing recommended, call now to book! HOUSE BUILDER INCENTIVES.

£340,000 Guide Price

Duke Street, Bacton, Stowmarket

Ground Floor

Entrance Hall

Entrance area with double glazed window. Fitted carpet. Built in cupboard.

Reception

4.34m x 4.04m (14' 3" x 13' 3") Good size living area with double glazed window to the front aspect. Fitted carpet. Radiator. TV Point. Stairs to first floor.

Cloakroom

1.85m x 1.04m (6' 1" x 3' 5") Ground floor cloakroom to include WC and wash basin. Towel radiator. Extractor fan. Vinyl flooring.

Kitchen/Diner

4.34m x 2.90m (14' 3" x 9' 6") Finished to a high standard with fitted floor and overhead units with white gloss finish and soft close doors. The kitchen has integrated appliances to include double oven, fridge/freezer, dishwasher, washing machine and electric hob with overhead extractor fan. Stainless steel sink. Double glazed window to rear aspect. Double French doors leading onto the patio area. Under unit lighting. Vinyl flooring throughout with inset spotlights. Space for dining table and chairs. Radiator.

First Floor

Main Bedroom

3.11m x 4.21m (10' 2" x 13' 10") Generously sized double bedroom with fitted carpet and double glazed window. This bedroom has the benefit of an en-suite which has a three piece suite to include double walk-in shower with shower attachment, WC and wash basin with splash tiles. Double glazed frosted window. Radiator. Vinyl flooring. Extractor fan.

Bedroom Two

4.34m x 3.00m (14' 3" x 9' 10") Good size double bedroom with fitted carpet and double glazed window. Radiator. Built-in storage cupboard/airing cupboard.

Bedroom Three

2.85m x 2.89m (9' 4" x 9' 6") Single or small double bedroom with fitted carpet and double glazed window to the rear aspect. Radiator.

Study/Bedroom Four

located on the first floor, the room has fitted carpet and a double glazed window to the rear aspect. This room could also be used as a dressing room, nursery or guest bedroom. Radiator.

Bathroom

2.00m x 2.28m (6' 7" x 7' 6") Bathroom with three piece suite to include bath with shower attachment and splash tiles, WC and wash basin with splash tiles. Vinyl flooring. Extractor fan. Radiator.

Outside

Front;
Well presented front garden with laid to lawn area and shrubbery boarders. Pathway leading to the front entrance with canopy porch and outside light. To the left is a good size driveway and single garage. EV Charging point.
Rear;
Patio area for seating and pathway leading to the rear garage entrance. Fully enclosed. Laid to lawn area.

Important Information

Tenure – Freehold.
Services – We understand that air source heat pump, electricity, water and drainage are connected to the property.
Council tax band - TBC
EPC rating - A

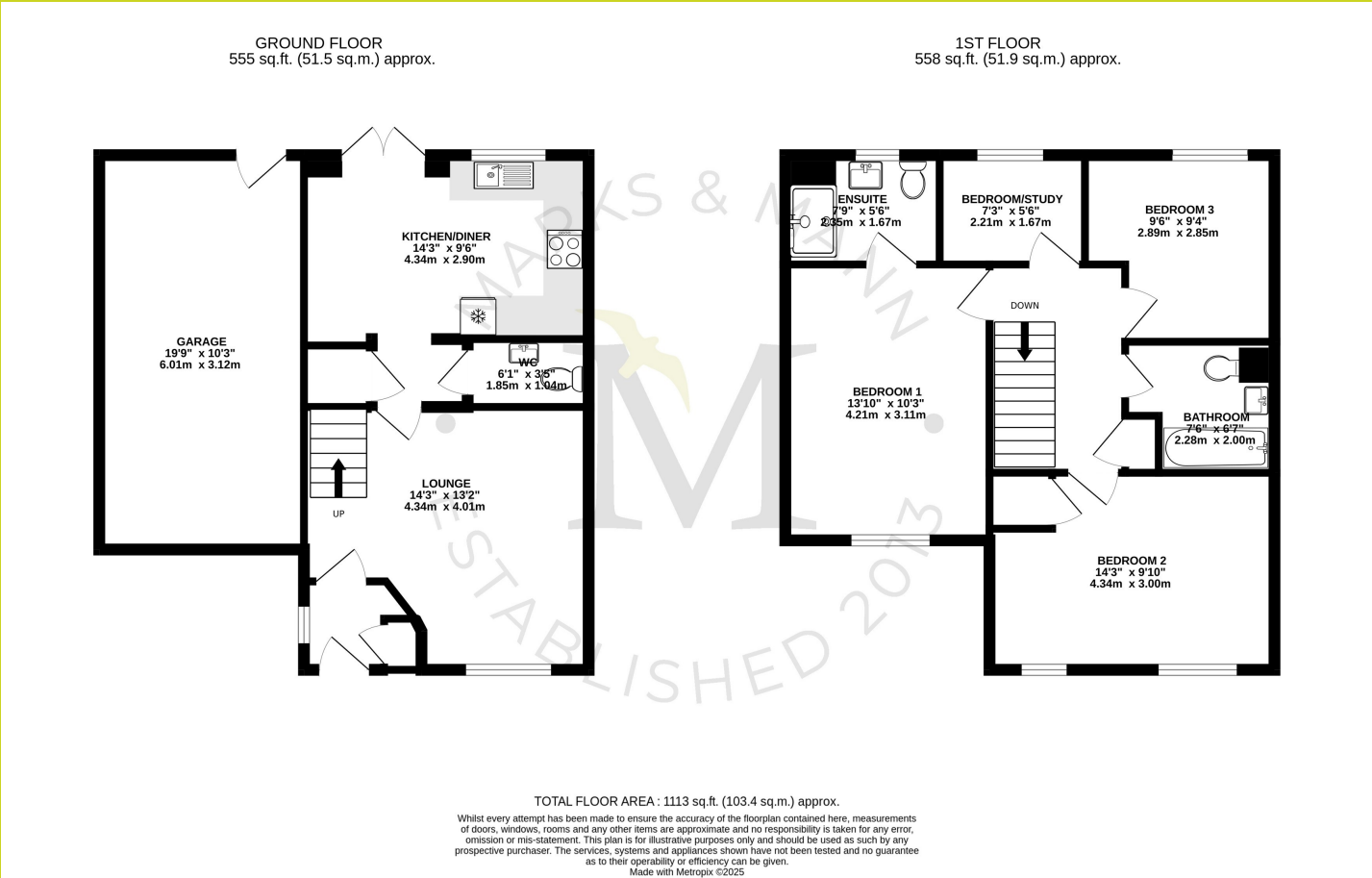
Disclaimer

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.
New build properties - the developer may reserve the right to make any alterations up until exchange of contracts.

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.

Duke Street, Bacton, Stowmarket



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

