



**Pound Hill, Bacton, Stowmarket**

**Sheridans**



# Pound Hill, Bacton, Stowmarket IP14 4LX

Offers Over £450,000

A newly updated detached 3 bedroom bungalow enjoying a tucked away setting within a thriving village location.

Built of traditional brick construction beneath a tiled roof, this impressive detached bungalow has recently been updated to a high standard for the current owners with works carried out including stylish new shower rooms and a superb new kitchen.

The property is situated in a tucked away location and is within a short walk to the village centre and the excellent range of local facilities on offer.

The well presented accommodation currently in brief comprises an entrance porch leading to the entrance hall with large walk in cloaks cupboard and separate airing cupboard. The sitting room is a spacious dual aspect reception with fireplace and opening through to the dining room with glass doors to the conservatory. The smart new kitchen has been completed re-fitted with an excellent range of units providing plenty of drawer and cupboard space beneath preparation services and complemented by built in appliances. A separate utility room leads to the cloakroom.

All the three bedrooms have built in wardrobe cupboards and the principal bedroom benefits from a stylish newly fitted en-suite. A further newly fitted shower room, completes the accommodation.

## Outside

To the front of the property there is a gravel driveway which provides parking for at least two cars, beyond which can be found the attached double garage. There is also a paved pathway which leads to the main entrance, as well as further gated access to the side of the property which leads into the rear garden. The rear garden offers a high degree of privacy and is mainly lawned and enclosed by fence surround with a variety of flowers and shrubs.

## Location

The bungalow enjoys a tucked away setting within a short stroll to the heart of the village and the excellent range of local facilities available which include a very well-regarded primary school, garage, thriving public house, church, doctors surgery and local shop with post office. 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 facilities and a rail link to London's Liverpool Street station.

## Directions

When proceeding through Bacton from the direction of Haughley, past the church and follow the road under the bridge into Pound Hill, where the shared driveway leading to the property is the second on the left.

## Services

Mains drainage, metered water supply, electricity

- Newly updated detached bungalow in tucked away setting
- Ample parking, double garaging
- Private established gardens
- Beautifully presented accommodation
- Stylish new kitchen and bathrooms
- Spacious sitting room
- Dining room, conservatory
- Utility, cloakroom
- Three bedrooms
- Two shower rooms

connected. Oil fired central heating.

Council Tax: Mid Suffolk District Council - Council Tax Band E.

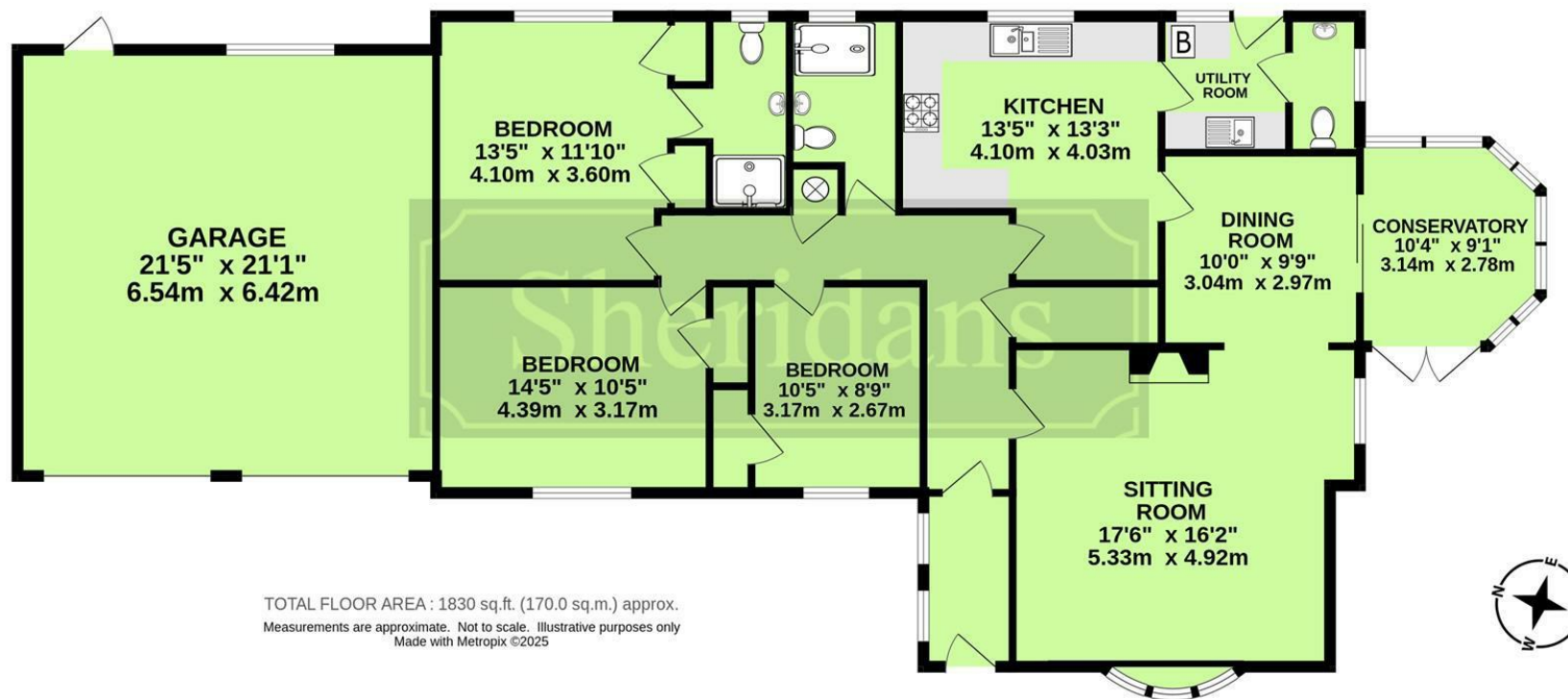
Freehold.

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

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

Flood Risk: No Risk





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.

**Sheridans Estate Agents**

**Web:** [www.sheridans.ltd.uk](http://www.sheridans.ltd.uk) **Email:** [info@sheridans.ltd.uk](mailto:info@sheridans.ltd.uk)

**Bury St. Edmunds Office**

19 Langton Place,  
Bury St Edmunds, IP33 1NE  
Tel: 01284 700 018

**Knightsbridge London Office**

45 Pont Street,  
London, SW1X 0BD  
Tel: 020 7629 9966

**Registered office:** Sheridans Limited, 19 Langton Place, Bury St Edmunds, IP33 1NE

**Registered in England No.** 04461290

**VAT Number:** 794 915 378



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