

**DRAFT DETAILS**  
**BEECH HOUSE, CHURCH ROAD, BACTON**  
**STOWMARKET**  
**IP14 4LW**

Coakley & Theaker (OH) present: A magnificent, spacious detached Period style home in popular Eastern village. Hall, Cloakroom, Sitting Room - Fireplace, Study/Play/Family Room, Dining Room, Kitchen/Breakfast Room, Utility Room, 4 Double Bedrooms - 2 En-Suite, Bathroom, Double Garage, Ample Parking, **South-Facing Garden, VIEW ASAP.**



2148

**Price Guide £635,000**

**\*\* REDUCED STAMP DUTY UNTIL 31/03/2021 \*\***

HALL, CLOAKROOM, SITTING ROOM WITH ATTRACTIVE INGLENOOK-STYLE FIREPLACE WITH WOODBURNING STOVE, STUDY/PLAY/FAMILY ROOM, DINING ROOM, PART VAULTED KITCHEN/BREAKFAST ROOM, UTILITY ROOM, 4 DOUBLE BEDROOMS - 2 EN-SUITE, BATHROOM, DOUBLE GARAGE, GENEROUS PARKING, ATTRACTIVE LANDSCAPED SOUTH-FACING REAR GARDEN. OIL FIRED RADIATOR HEATING, SEALED UNIT DOUBLE GLAZING, **APPROACHING 2,400 SQ FT**, EARLY VIEWING ADVISED.

**VIEWING:** Strictly by appointment with Coakley & Theaker.

**BURY ST. EDMUNDS**  
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**DIRECTIONS & DESCRIPTION :** From Bury St Edmunds, proceed along the A14 towards Stowmarket. After about 8 miles, turn off, signposted Elmswell and proceed up the hill, passing the church. Continue through the village and out towards Wetherden. On reaching the village, turn left into Church Street and proceed past the church. Continue up the hill towards Bacton and on reaching the T-junction turn left signposted towards Finningham and Bacton. Continue through Haughley Green and into Bacton. Continue through the village, passing The Bull pub and the church. The property is located after a short distance on the right.

BEECH HOUSE was, we understand built in 2007, and has been designed to reflect the character of a period house, being presented with jettied gables, rendered elevations and a peg-tiled roof, with sash windows to the front aspect. Internally, there is a splendid Inglenook style fireplace, deep skirtings, moulded coving and ornate ceiling roses. The spacious, well presented accommodation affords generous proportions, a good level of natural light and on the ground floor, wider doorways, making wheelchair access easier. An early viewing appointment is strongly recommended to fully appreciate all this property has to offer.

**HALL :** Approached via an outer gabled open porch and part glazed panelled front door with glazed side panels. Stairs to first floor with scroll-end handrail, understairs storage cupboard, Karndean floor, deep skirting, ornate coving and ceiling roses, telephone point, radiator, sealed unit sash window to front.

**CLOAKROOM : 1.93m (6'4") x 1.22m (4'0")** White suite comprising wc, pedestal wash basin, tiled splashbacks, Karndean floor, downlights, extractor fan, radiator, frosted sealed unit sash window to front.

**SITTING ROOM : 6.76m (22'2") x 4.70m (15'5") max** The focal point being the large attractive red brick 'Inglenook' style fireplace with substantial oak bressummer and inset Stovax woodburning stove, standing on a herringbone brick hearth, TV point, ornate coving and ceiling roses, deep skirting, LED downlights, two radiators, part glazed double doors to Dining Room, sealed unit glazed double doors and side panels to rear garden, panelled double doors to:

**STUDY/PLAY/FAMILY ROOM : 4.04m (13'3") x 2.54m (8'4")** Moulded coving, TV and telephone points, deep skirting, radiator, sealed unit sash window to front.

**DINING ROOM : 3.71m (12'2") x 3.45m (11'4")** Ornate coving and ceiling rose, deep skirting, radiator, sealed unit window to rear.

**PART VAULTED KITCHEN/BREAKFAST ROOM : 6.93m (22'9") x 3.38m (11'1") max** Fitted with range of light wood fronted base and wall mounted units, marble work surfaces, tiled splashbacks, inset Belfast sink with 'Swan-neck' style mixer tap, Rangemaster range cooker with ceramic hob and double electric oven/grill, cooker hood over, pan drawers, integrated larder unit, concealed lighting, pelmet lighting, integrated dishwasher, integrated Neff fridge/freezer, space for fridge/freezer, part vaulted ceiling, deep skirting, moulded coving, cupboard housing consumer unit, downlights, LED downlights, TV and telephone points, tiled floor, radiator, sealed unit sash window to front, sealed unit window to rear, sealed unit glazed double doors and side panels to rear garden.

**UTILITY ROOM : 2.18m (7'2") x 1.93m (6'4")** Light wood fronted base and wall mounted units, marble work surface with inset Butler sink with 'Swan-neck' style mixer tap, tiled splashbacks, integrated Neff washing machine, integrated tumble dryer, downlights, tiled floor, deep skirting, moulded coving, extractor fan, radiator, sealed unit sash window to front, part sealed unit panelled door to side.

**FIRST FLOOR PART GALLERIED LANDING :** Built-in airing cupboard housing pressurised water system, loft access, radiator, sealed unit sash window to front, sealed unit arched sash window to rear.

**BEDROOM 1 : 5.54m (18'2") max x 3.38m (11'1")** Built-in walk-in double wardrobe, built-in double wardrobe, TV and telephone points, radiator, sealed unit window to rear.

**EN-SUITE: : 2.84m (9'4") x 1.96m (6'5")** White suite comprising panelled bath with 'Telephone' style mixer shower attachment, tiled corner shower enclosure with shower controls, twin pedestal wash basins, wc, tiled splashbacks, Karndean floor, shaverlight, extractor fan, downlights, chrome vertical radiator/towel rail.

**BEDROOM 2 : 4.04m (13'3") x 3.99m (13'1") + recess** Built-in double wardrobe, TV point, radiator, sealed unit sash window to front.

**EN-SUITE : 1.96m (6'5") x 1.85m (6'1")** White suite comprising tiled corner shower enclosure with shower controls, pedestal wash basin, wc, tiled splashbacks, Karndean floor, extractor fan, shaverlight, downlights, chrome vertical radiator/towel rail.

**BEDROOM 3 : 3.61m (11'10") x 3.12m (10'3")** TV point, radiator, sealed unit window to rear.

**BEDROOM 4 : 3.48m (11'5") x 2.84m (9'4")** Built-in storage cupboard, TV point, radiator, sealed unit window to rear.

**BATHROOM : 3.61m (11'10") x 1.96m (6'5")** White suite comprising panelled bath with 'Telephone' style mixer shower attachment, tiled double corner shower enclosure with shower controls, twin pedestal wash basins, wc, tiled splashbacks, Karndean floor, shaverlight, extractor fan, downlights, chrome vertical radiator/towel rail, two sealed unit frosted sash windows to front.

**OUTSIDE :** To the front the property is approached via twin 5-bar gates, with the front garden being enclosed by fencing and hedging and laid partly to lawn with borders and a plastic oil tank. A large shingle driveway and turning area provides vehicular standing for up to six cars, and leads to a **DETACHED DOUBLE GARAGE 5.33m (17'6") x 5.28m (17'4")**, with twin side-hung entrance doors, power and light connected, eaves storage, oil boiler and personal door to the side. A gate provides side access to the good size, attractive, landscaped rear garden, which enjoys a **SOUTHERLY ASPECT**. It affords a high degree of privacy, being enclosed by fencing and laid principally to lawn, with borders, two paved patio areas, a mature Copper Beech tree, trellis arch and pergola with climbing plants, attractive **SUMMER HOUSE**, outside water tap, **LOG-STORE** and **STORAGE SHED**.

**VILLAGE & AREA :** Bacton is a well-served popular village, east of Bury St Edmunds and approximately five miles from Stowmarket, with its mainline rail link to London's Liverpool Street. It boasts many amenities, including a Primary School, The Bull pub, General Store and Post Office, Village Hall, Doctor's Surgery, and St Mary's Church.

Many more facilities are available in the nearby town of Stowmarket, with easy access to Diss, which also has a mainline rail link to London. The A14 is within easy reach, giving access to Ipswich, Felixstowe, the east coast and the A12 to London, to the east, and Bury St Edmunds, Newmarket, Cambridge and the Midlands to the west, with Stansted Airport and London also accessed via the M11.

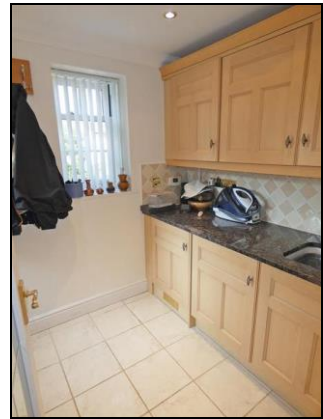
**BURY ST EDMUNDS & AREA :** Sitting amidst beautiful countryside, Bury St Edmunds is an historic town and the second largest in Suffolk. Surrounded by many picturesque villages, some of which offer good local amenities, it offers a wide range of cultural, educational and recreational facilities.

Features of particular note include St Edmundsbury Cathedral with its Millenium Tower, the famous Abbey Gardens with the original ruins and The Georgian Theatre Royal, which has recently been the subject of a restoration programme and The Apex, a live performance venue for concerts, comedy and dance, together with a contemporary art gallery. In addition, there are two cinemas, one of which is a multi-screen complex and a sports centre.

Bury St Edmunds and the surrounding villages boast excellent schools and further education is catered for at the West Suffolk College.

The town benefits from extremely good shopping facilities with a twice weekly market and a wide range of independent traders, national chains, five supermarkets and The Arc shopping centre, opened in 2009. In addition, there are many pubs and restaurants which cater for a variety of tastes.







### Ground Floor

Approx. 102.3 sq. metres (1101.5 sq. feet)



### First Floor

Approx. 90.5 sq. metres (973.9 sq. feet)



### Garage

Approx. 29.3 sq. metres (305.9 sq. feet)



Total area: approx. 221.1 sq. metres (2380.4 sq. feet)

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Plan produced using PlanUp.

# Energy Performance Certificate



Beech House, Church Road, Bacton, STOWMARKET, IP14 4LW

Dwelling type: Detached house Reference number: 0650-2874-7454-9808-0575  
 Date of assessment: 04 May 2018 Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 04 May 2018 Total floor area: 195 m<sup>2</sup>

**Use this document to:**

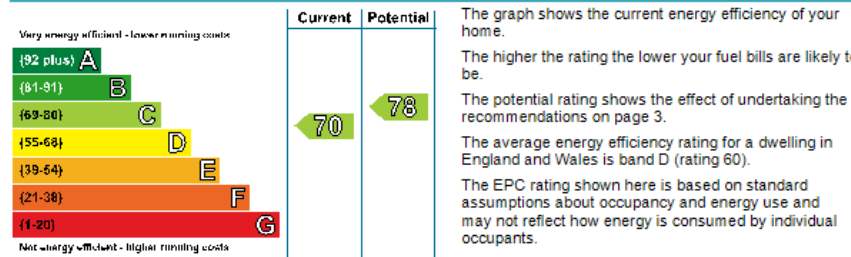
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,781</b>
<b>Over 3 years you could save</b>	<b>£ 285</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 486 over 3 years	£ 300 over 3 years	
Heating	£ 1,953 over 3 years	£ 1,992 over 3 years	
Hot Water	£ 342 over 3 years	£ 204 over 3 years	
<b>Totals</b>	<b>£ 2,781</b>	<b>£ 2,496</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

## Energy Efficiency Rating



## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£100	£ 159
2 Solar water heating	£4,000 - £6,000	£ 129
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 903

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

**Consumer Protection from Unfair Trading Regulations 2008 (CPRs)** These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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