



Pound Hill

Bacton

Guide Price £475,000

LACY SCOTT
& KNIGHT

est. 1869

Jeda

48 Pound Hill | Bacton | Stowmarket | IP14 4LP

Stowmarket 6 miles, Bury St Edmunds 17 miles, Ipswich 19 miles

Impressive detached spacious 4 bedroom bungalow, set within its own generous plot of over 1/4 of an acre with stunning views over open countryside and located within this ever popular and well served village.

Entrance Hall | Cloakroom | Sitting Room | Conservatory | Kitchen/Breakfast Room | Utility Room | Study | 4 Bedrooms | Family Bathroom | En Suite Shower To Principal Bedroom | UPVC Double-Glazed Window Units | Detached Double Garage With Ample Parking To The Front | 0.26 Acre Plot | Wonderful Views Over Open Countryside | Well Thought Of & Well Served Village

Jeda

On entering the large entrance hall, there are doorways off to all the principal rooms, including a cloakroom comprising wash handbasin, low flush wc, with tiled flooring. Within the hallway area there is also an airing cupboard which houses the modern oil fired boiler. The sitting room is of an impressive size and benefits from an exposed brick fireplace (not tested) with views over open countryside, as well as glazed sliding double doors to the conservatory, which benefits from a radiator, as well as glazed double doors leading out to the impressive rear garden. The tiled floor kitchen benefits from a range of wall, base, drawer and larder units, as well as 1 1/2 bowl sink unit with mixer taps and splashback tiling with space for a range of appliances, including dishwasher, fridge and oven. Leading off from here there can be found the study with a range of shelving and which overlooks the front. The utility room benefits from wall and base cupboards, as well as a circular sink unit with mixer taps and splashback tiling, with plumbing for washing machine and space for dryer plus half glazed door which opens out into the rear garden. The four double bedrooms are all of good proportions, with the principal also having its own en suite tiled



shower, whilst Bedroom 2 and 3 also feature double door built-in wardrobes. The large family bathroom which overlooks the rear comprises, jacuzzi quadrant bath, separate shower, low flush wc, pedestal wash handbasin, plus heated towel rail, tiled walls and floor.

Outside

To the front of the property there is a drive which provides ample parking, while access to the rear garden can be gained from either side of the property, within which can be found a detached double garage, with two up and over doors to the front, plus personal door to the side and shed located to the rear.

Overall, taking into account the impressive amount of living space, as well as generous size plot and the wonderful views it affords over open countryside to the rear, plus the well thought of and well served village in which it is located, we are of the view the property will attract a wide range of potential purchasers. Therefore, would recommend an early inspection to avoid disappointment.

Location

This property is located within the Mid Suffolk parish of Bacton. The village enjoys an active local community with village shop/post office, garage, doctor's surgery, primary school and "The Bull" public house. The well served market town of Stowmarket is 6 miles away and offers good education,

recreational and commercial facilities as well as a mainline rail station offering a regular service to London (Liverpool Street) taking approximately 80 minutes.

Services

Mains water, electricity and drainage. Oil fired central heating.

Local Authority

Mid Suffolk District Council - Council Tax Band E.

Broadband Speed

Superfast Predicted of 80Mbps (source Ofcom).

Mobile Coverage

Likely (source Ofcom).

Directions

From Stowmarket/A14 travel through Haughley and Haughley Green into Bacton. After passing the church on the right hand side continue on for a further quarter of a mile where the property will be found on the left hand side and will be marked by a Lacy Scott & Knight For Sale board.

what3words

inclined.glorified.choppers





Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the Agents, and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property, and any error or misstatement shall not annul the letting, nor entitle either party to compensation. The plans are for the purpose of identification only. In the event of any discrepancy between the plans and schedule of areas, the schedule of areas shall prevail.

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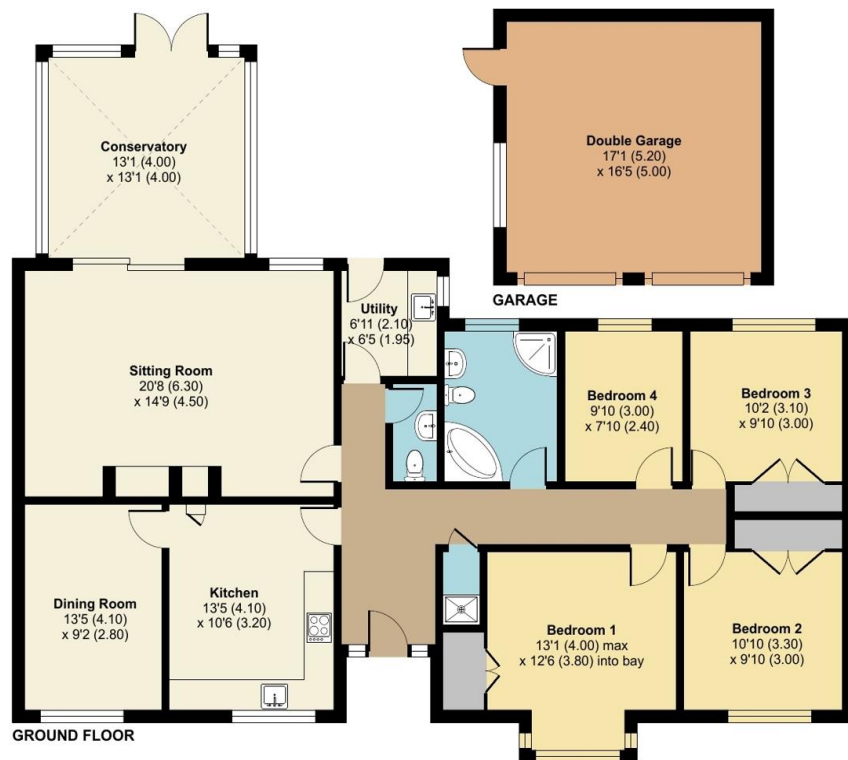
Pound Hill, Bacton, Stowmarket, IP14

Approximate Area = 1630 sq ft / 151.4 sq m

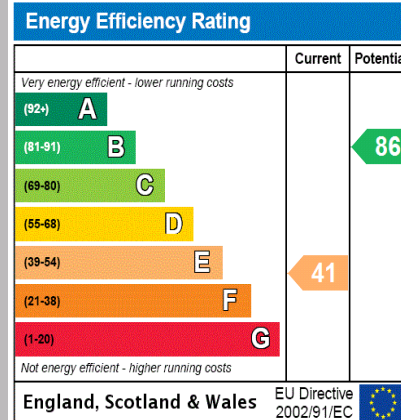
Garage = 280 sq ft / 26 sq m

Total = 1910 sq ft / 177.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Lacy Scott & Knight. REF: 1290366



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