



**7 Woodward Avenue  
Bacton, Suffolk**

**DAVID  
BURR**

# 7 Woodward Avenue, Bacton, Suffolk, IP14 4LS

Bacton is a popular picturesque village that boasts a beautiful 12th Century parish church. The village has an active local community with village shop/post office, garage/petrol station, doctor's surgery, primary school and "The Bull" public house. The village hall is host to many events and clubs including coffee mornings, craft fairs, exercise classes, bowls club, Brownies and Guides, gardening and history clubs to name a few. Bacton United Football Club established in 1989 provide opportunities to play from reception to adult. The A14 provides access to the Cathedral town of Bury St Edmunds (18 miles) and Stowmarket (5 miles), both provide a more comprehensive range of amenities and facilities, the latter provides a commuter rail link to London's Liverpool Street Station (90 miles).

A splendid recently refurbished three-bedroom single storey detached dwelling occupying a cul-de-sac position within this highly regarded Suffolk village. This delightful property has been improved by the current owners and is now presented to an excellent order throughout with the benefit of generous accommodation, enclosed rear garden, garage and off-street parking for numerous vehicles.

## A recently improved three-bedroom single storey detached dwelling in the popular village of Bacton.

Entrance door leading to:

**ENTRANCE HALL:** With Suffolk oak doors to bedroom 3 and sitting room.

**SITTING ROOM:** 17'7 x 11'8 (5.3m x 3.6m). An excellent room with multi fuel burning stove set upon a Victorian brick hearth creating the main focal point of this room. Rear aspect and double doors opening to garden allowing one to enjoy warm summer afternoons. Suffolk oak door through to inner hallway.

**INNER HALLWAY:** A welcoming area again with Suffolk oak doors opening through to the remaining rooms.

**KITCHEN:** 11'6 x 9'1 (3.5m x 2.7m). Located to the rear of the property and fitted with an extensive range of matching wall and base units under work preparation surfaces that incorporate a 1½ bowl sink unit with mixer tap and single drainer. Further integrated appliances include a dishwasher, four-ring electric hob with oven beneath and extractor hood above. Spaces for washing machine and undercounter fridge and freezer. Airing cupboard

and further pantry cupboard. Tiled flooring. External door giving access to the side.

**BEDROOM 1:** 13'5 x 10'3 (4.1m x 3.1m). A substantial recently improved room with front aspect. Suffolk oak door.

**BEDROOM 2:** 10'7 x 10'4 (3.2m x 3.1m). Again, similar to bedroom 1 and also being located to the front of the property. Suffolk oak door.

**BEDROOM 3:** 15'8 x 10' (4.8m x 3m). Accessed off the main entrance hall, again being a generous size and with rear aspect. Suffolk oak door.

**BATHROOM:** 8'9 x 6'3 (2.7m x 1.9m). A wonderful improved room having a P-shaped panelled bath with shower over and mixer tap. W.C. and wash hand basin with mixer tap. Heated towel rail. Tiled floor and tiled walls. Suffolk oak door.

### Outside

The property is approached by a driveway which in turn opens to a further recently installed parking area which affords off street parking for numerous

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vehicles and in turn leads to the property and **ADJOINING GARAGE** 17'1 x 8'5 (5.2m x 2.5m) with up and over door and light connected. Gated access to the side of the property leading to the rear garden.

The rear garden is an excellent size and predominantly lawned with well stocked flowering borders. A shingle terrace area is located towards the rear ideally placed for enjoying warm summer afternoons and a terrace area immediately abuts the rear of the property offering potential for al fresco dining.

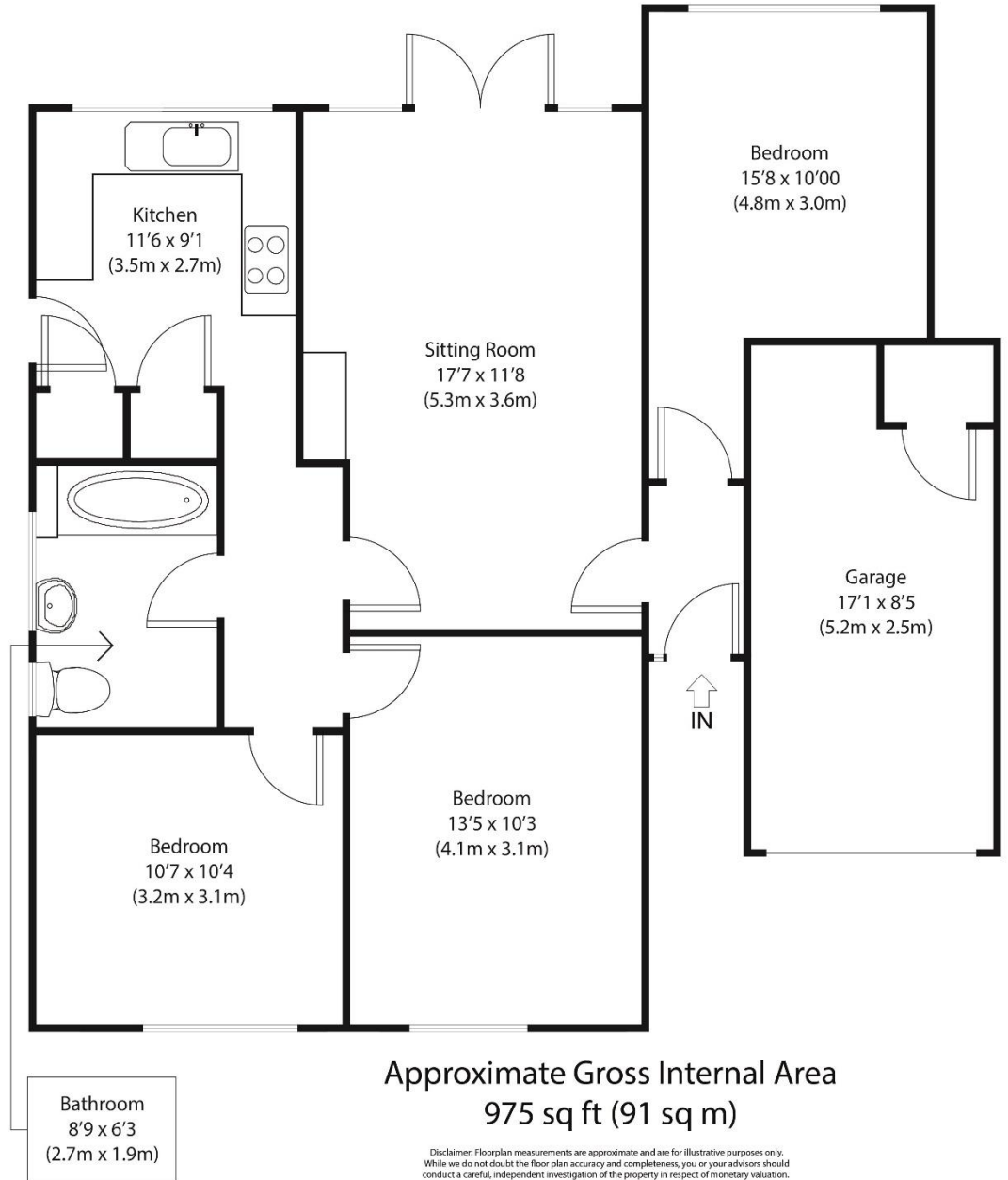
**SERVICES:** Mains water, drainage and electricity are connected. Boiler for hot water. Wood burning stove in sitting room. **NOTE:** None of these services have been tested by the agent.

**LOCAL AUTHORITY:** Mid Suffolk District Council. Band C

**EPC RATING: E**

**VIEWING:** Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



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