



Rock Estates



Queens Road  
Bacton, Stowmarket, IP14 4GB

**£325,000**



# Queens Road

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- Detached Family Home
- Contemporary Kitchen/Diner
- Downstairs W/C
- Ensuite to Master Bedroom
- Driveway Parking With • NO ONWARD CHAIN EV Charger
- Solar Panels & Air Source Heating
- Dual Aspect Spacious Lounge
- Three Generous Sized Bedrooms & Two Bathrooms
- Quiet Tucked Away Position

This beautifully appointed detached home stands out as one of the most desirable properties on the development, combining thoughtful design, modern efficiency and a wonderful sense of space both inside and out.

A welcoming entrance hall offers access to a useful cloakroom and leads to a stylish kitchen/diner, fitted with integrated appliances and elegant shaker-style cupboards and drawers. The dedicated dining area creates a naturally sociable setting, perfect for relaxed family mealtimes or hosting friends. The living room is bright, and spacious offering dual-aspect windows to the front and patio doors that open directly onto the rear garden, filling the room with light and creating an effortless indoor-outdoor flow. To the first floor, there are three well-proportioned bedrooms and a modern three piece suite. The master bedroom enjoys a contemporary en-suite shower room.

Outside, the generous rear garden has been thoughtfully designed with a large lawn, extended patio area and raised flower beds—an inviting space for summer entertaining or simply relaxing. A wooden shed provides handy additional storage, and there is the welcome practicality of an outside tap and lighting. The garden is fully enclosed with wooden fencing, including a side gate providing easy rear access. To the side of the property, a private driveway provides two off-road parking spaces.

This energy efficient home benefits from 12 solar panels, air source heating and an EV charger.

Offering a harmonious blend of comfort, style and sustainability, this home offers an exceptional opportunity within this sought after development in the popular village of Bacton.





**Entrance Hall**  
Stairs to first floor. Radiator. Doors to:

### Downstairs W/C

Oak effect amtico flooring. Low level W.C. Pedestal hand wash basin with tiled splash back. Chrome heated towel rail.

### Lounge

16'5" x 9'9" (5.01 x 2.98)

Double glazed window to front. Double glazed patio doors to rear garden with side window panes. Radiator.

### Kitchen/Diner

16'5" x 9'5" (5.02 x 2.88)

Double glazed window to front and rear. Range of wall and floor mounted cupboards and drawers. Marble effect worktop and upstand, with inset stainless steel sink with 1 1/4 drainer with mixer tap over. Inset hob with extractor fan over. Eye level electric oven. Integrated dishwasher, fridge/freezer and washing machine. Under floor cabinet lighting. Oak effect amtico flooring. Spotlights. Two radiators.

### Bedroom One

12'4" x 10'0" (3.77 x 3.06)

Double glazed window to front and side. Radiator. Door to:

### Ensuite

9'2" x 3'9" (2.80 x 1.15)

Double glazed window to rear. Low level W.C. Shower cubicle with chrome fittings. Pedestal hand wash basin with tiled splashback. Part tiled walls. Tiled floor. Spotlights. Extractor fan. Chrome heated towel rail.

### Bedroom Two

9'6" x 9'2" (2.90 x 2.81)

Double glazed window to front. Radiator.

### Bedroom Three

9'5" x 6'11" (2.89 x 2.11)

Double glazed window to rear. Radiator.

### Family Bathroom

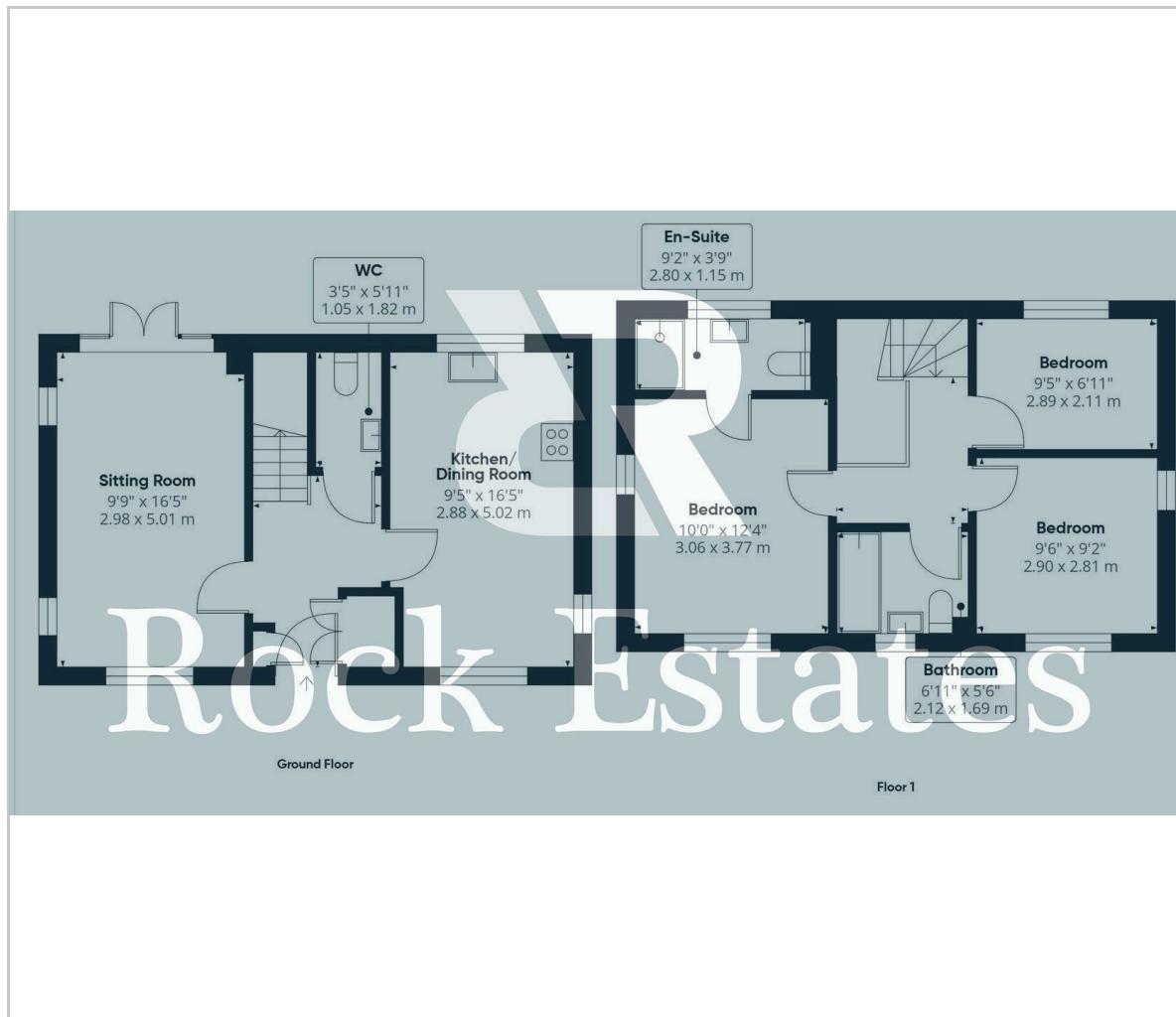
6'11" x 5'6" (2.12 x 1.69)

Double glazed window to front. Low level W.C. Pedestal hand wash basin. Bath with shower over including chrome fittings and glass shower screen. Part tiled walls. Spotlights. Extractor fan. Chrome heated towel rail. Grey oak effect flooring.

### Rear Garden

The generous rear garden has been thoughtfully designed with a large lawn area, extended patio area and raised flower beds—an inviting space for summer entertaining or simply relaxing. A wooden shed provides handy additional storage, and there is the welcome practicality of an outside tap and lighting. The garden is fully enclosed with wooden fencing, including a side gate providing easy rear access.

## Floor Plan



## Viewing

Please contact our Rock Estates Office on 01449 723441 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)		100	100
(81-91)		B	
(69-80)		C	
(55-58)		D	
(39-54)		E	
(21-38)		F	
(1-20)		G	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)		A	
(81-91)		B	
(69-80)		C	
(55-58)		D	
(39-54)		E	
(21-38)		F	
(1-20)		G	
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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