



Rock Estates



The Sculptor
Bacton, IP14 4NS

Guide price £435,000



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- Four Bedroom Family Home
- Two Reception Rooms
- Cloakroom & Family Bathroom
- Ensuite to Master Bedroom
- Brand New Home with Air Source Heat Pump
- Detached House
- Kitchen/ Diner
- Four Bedrooms
- Garage & Off Road Parking
- Under Floor Heating to Ground Floor



The Sculptor is an elegant four-bedroom home designed with modern family living in mind, with contemporary touches throughout. Generous, well-planned spaces cater for family needs whilst dual aspect windows and thoughtful room orientations ensure a bright and welcoming feel.



At the rear of the property, the open-plan kitchen and dining area forms a sociable hub for daily life. With a smart U-shaped layout, integrated appliances, and French doors leading directly into the garden, it's an ideal space for cooking and hosting, whilst providing a seamless transition between indoor and outdoor living ideal for summer barbecues or relaxed evenings in the sun.

The separate living room stretches the full length of the house and makes the most of its dual-aspect design, with a second set of French doors enhancing the connection to the garden. A dedicated study offers valuable space for home working, alternatively it would make a nice spot for a play/games room. The entrance hallway includes a useful cloakroom and a large understairs storage cupboard.



Upstairs, four well-proportioned bedrooms offer excellent accommodation. The principal bedroom comes with its own en-suite shower room, whilst the remaining bedrooms are served by the family bathroom. The addition of a landing cupboard provides handy extra storage. The 'Sculptor' benefits further from a single garage and off road parking.

The Sculptor is a beautifully balanced home that combines style, practicality, and space—making it a standout choice for today's family lifestyles.





Additional Property Information
 Estate Management Charge: £420
 Internal Area: 1271 sq. ft.
 Annual service charge: TBC
 Council tax band: TBC
 Tenure: Freehold

The additional information provided for council tax, service charges and ground rents (where applicable) is only an estimation. Please check with your Sales Advisor for more specific details.

About The Development

Ivy Hill is a well-connected development of 2, 3 and 4-bedroom homes in the peaceful Suffolk village of Bacton, offering a quiet and picturesque location on the outskirts of Stowmarket. The development will particularly appeal to first-time buyers and second-steppers. Residents benefit from energy-efficient homes paired with a charming rural setting, fantastic local amenities, and a strong community feel.

Bacton is a highly regarded Suffolk village that perfectly balances rural charm with everyday convenience. Set within attractive countryside, the village is known for its strong sense of community, traditional architecture, and peaceful surroundings, making it an appealing place to call home.

At the heart of Bacton is a well-supported village pub, church, and active village hall, all contributing to a welcoming and sociable atmosphere. The surrounding countryside offers an abundance of scenic walks and open spaces, ideal for those who enjoy the outdoors and village life.

Despite its tranquil setting, Bacton is well positioned for access to nearby towns. Stowmarket is just a short drive away and provides a mainline railway station with direct links to London Liverpool Street, along with a wide range of shops, schools, and amenities.

The village also benefits from convenient road links, making it suitable for commuters and families alike. Bacton offers the best of Suffolk village living — a peaceful environment, a friendly community, and excellent connectivity to the wider region.

Sales Office

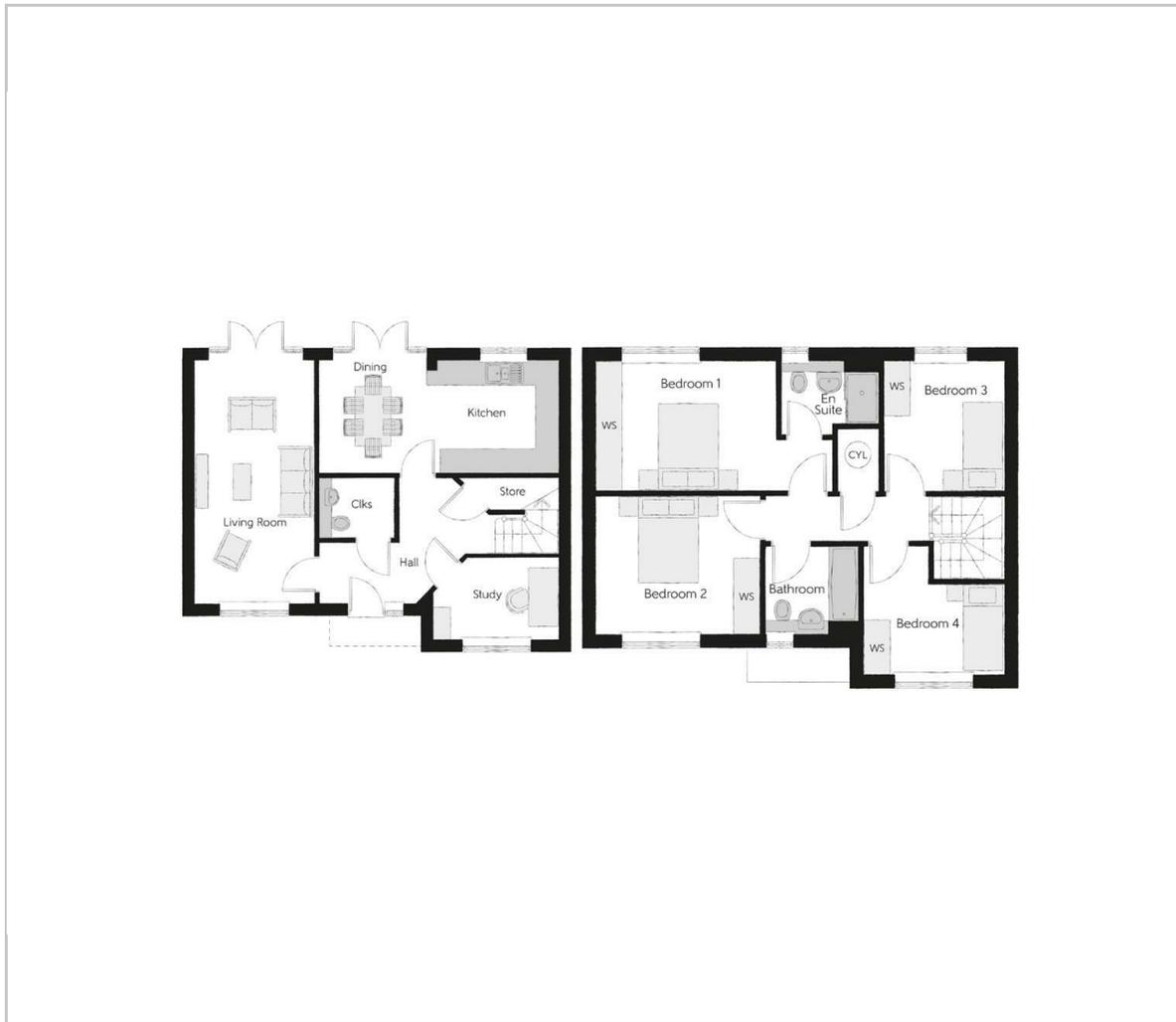
Should you wish to have dedicated time with our Sales Advisor, please book an appointment before visiting us.

Sales office opening hours
 Monday 10:00 - 17:00
 Tuesday closed
 Wednesday closed
 Thursday 10:00 - 19:00
 Friday 10:00 - 17:00
 Saturday 11:00 - 17:00
 Sunday 11:00 - 17:00

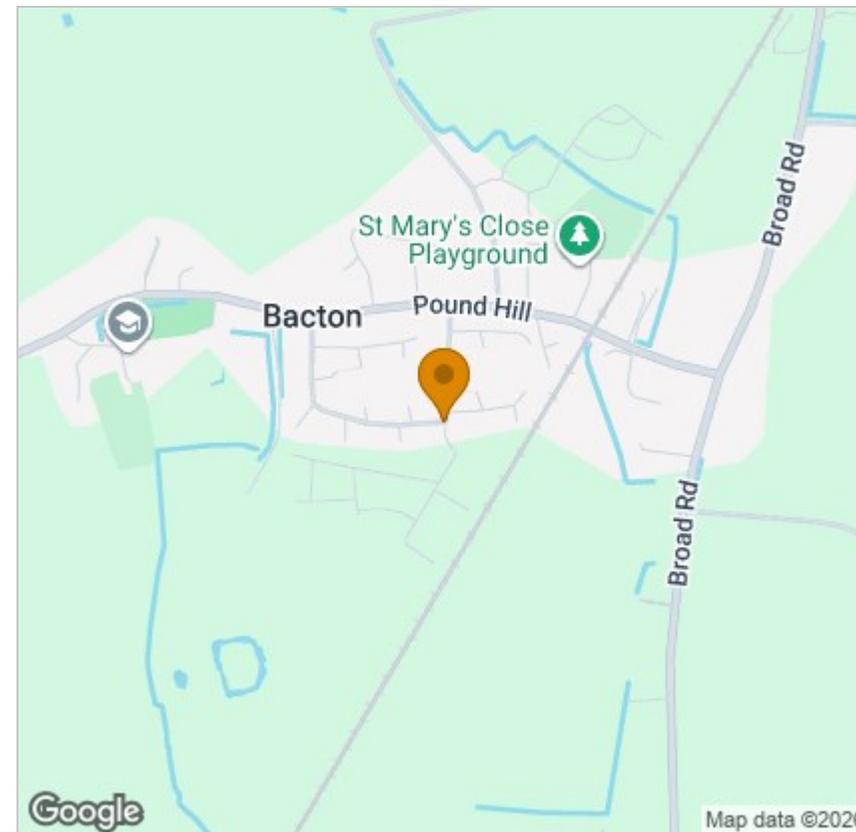


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Floor Plan



Area Map



Energy Efficiency Graph

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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