



Rock Estates



## The Silversmith

Bacton, Stowmarket, IP14 4NS

Guide price £425,000



4



2



2



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- Detached Family Home
- Kitchen/ Diner with Family Area
- Cloakroom & Family Bathroom
- Ensuite to Master Bedroom
- Brand New with Air Source Heat Pump
- Two Reception Rooms
- Dual Aspect Living Room
- Four Bedrooms
- Show Home Available to View!
- Under Floor Heating Throughout the Ground Floor



The Silversmith is a stunning four-bedroom family home, thoughtfully designed with light-filled rooms and a distinctive L-shaped layout. This clever design creates a mix of dual- and triple-aspect rooms that draw in natural daylight, providing generous space for family life and entertaining guests.

At the heart of the home is the open-plan kitchen and family area, a spacious and sociable setting for cooking, relaxing, and spending time together. The U-shaped kitchen includes an array of integrated appliances, breakfast bar for casual dining, and French doors from the family area opening onto the rear garden, perfect for morning coffees or evening drinks. A handy storage cupboard in the kitchen provides an ideal spot for appliances or could be used as a pantry.

The separate living room also features French doors to the garden, allowing seamless indoor-outdoor living. A formal dining room is situated in a quiet corner of the home, offering a private space for entertaining, or alternatively could serve as a playroom or home office. The ground floor is completed by a cloakroom and a second storage cupboard in the hallway, both conveniently located near the front door.

Upstairs, all four bedrooms are thoughtfully positioned to maximise privacy. The principal bedroom benefits from an en-suite shower room, while the remaining three bedrooms share the family bathroom. Two of the bedrooms are double in size, and a landing storage cupboard provides a practical space for towels and linens, keeping the home organised and clutter-free.

There is ample off road parking and a single garage with up and over door to front.





**Additional Property Information**  
Estate Management Charge: None  
Internal Area: 1214 sq. ft.  
Annual service charge: £412.00  
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

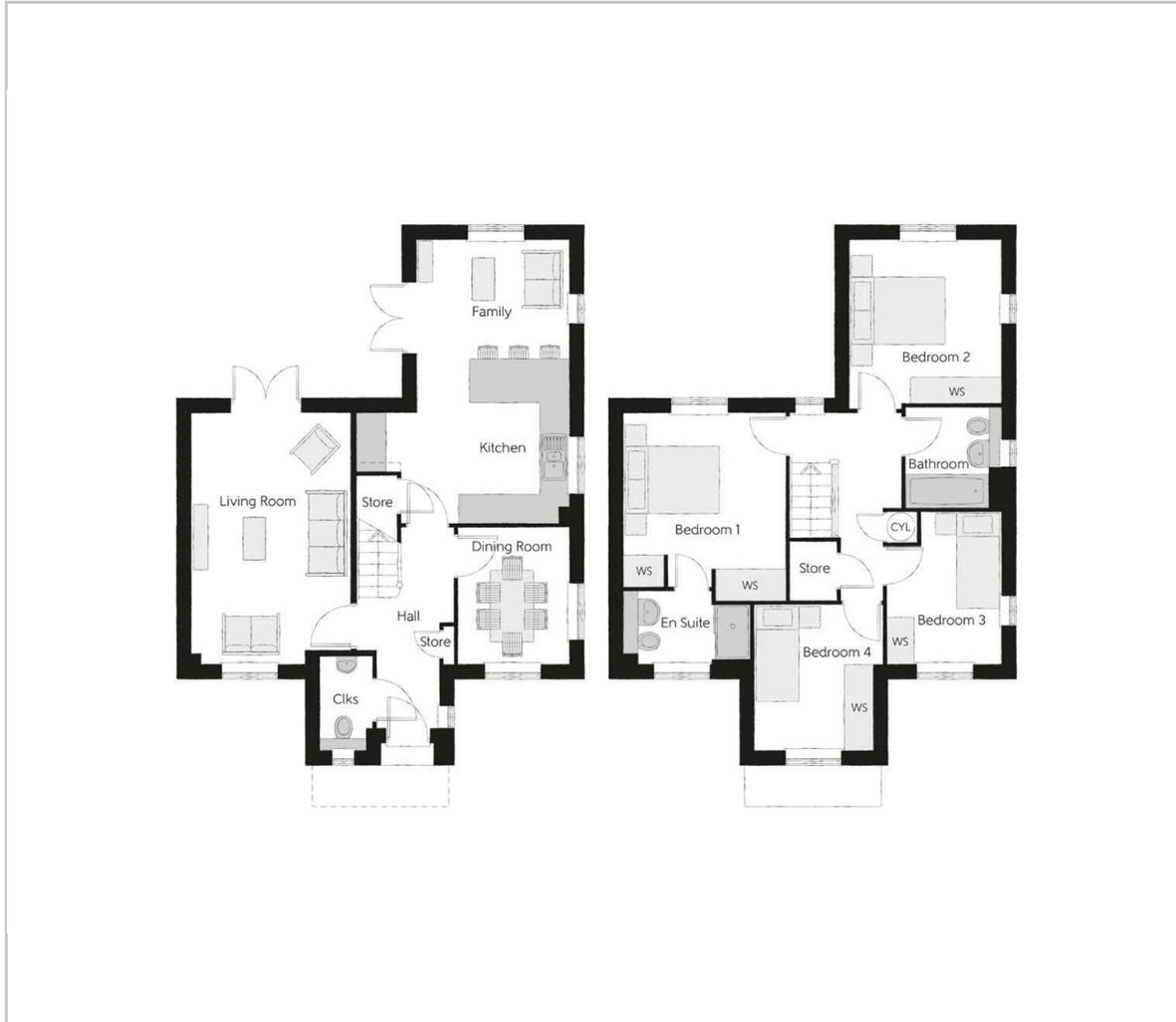
Should you wish to have dedicated time with our Sales Advisor, please book an appointment before visiting us.

**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

**^All offers apply to specific plots and selected developments only. Terms and conditions apply. Contact your Bellway sales advisor to find out more or see terms and conditions on our Bellway website. Express Mover and Part Exchange scheme offers are subject to status, availability and eligibility. Bellway reserve the right to refuse a Part Exchange. Any promoted offer is subject to contract. 10-year NHBC Buildmark policy. This includes deposit protection from exchange of contracts, a two-year builder warranty from legal completion, and then eight years of structural defects insurance cover.\***



## 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.

Rock Estates Suffolk Ltd, Unit 3 Chesters, Coddham Road., Needham Market, Suffolk, IP6 8NU  
Tel: 01449 723441 Email: [info@estatesrock.co.uk](mailto:info@estatesrock.co.uk) [www.rrea.co.uk](http://www.rrea.co.uk)