



Rock Estates



The Mason  
Bacton, IP14 4NS

Guide price £330,000



# The Mason

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- Detached Home
- Kitchen/ Diner & Living Space
- Utility Room
- Dual Aspect Living Room
- Cloakroom & Family Bathroom
- Ensuite To Bedroom One
- Three Bedrooms
- Show home Open Now!
- Brand New Home with Air Source Heat Pump
- 10-year NHBC Buildmark Policy



The Mason is a stylish three-bedroom home, offering a contemporary layout and a range of desirable features that will appeal to young families, first-time buyers, and couples seeking well-designed living space.

At the heart of the home is the L-shaped kitchen, dining, and family area, which extends seamlessly into the rear garden – the perfect spot for family time, entertaining, or simply relaxing together. French doors from the family area fill the room with natural light and provide direct access to the garden. A practical utility room, located off the kitchen, includes an external door, making laundry days easier and providing a convenient space for muddy shoes or paws. Additional storage is thoughtfully integrated with two cupboards in the dining area.

The separate living room occupies a dual aspect at the front of the home, offering a welcoming space for entertaining or cosy evenings in. A cloakroom, conveniently positioned off the entrance hall, completes the ground floor.

Upstairs, the principal bedroom features a private ensuite shower room, while the double-sized second bedroom and smaller third bedroom are both served by the family bathroom. The third bedroom offers versatile use as a nursery, walk in wardrobe or home office providing flexibility to suit any lifestyle.

There is a private rear garden offering generous outdoor space, as well as off road parking for two cars.





**Additional Property Information**  
Estate Management Charge: None  
Internal Area: 1043 sq. ft.  
Annual service charge: £309.00  
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

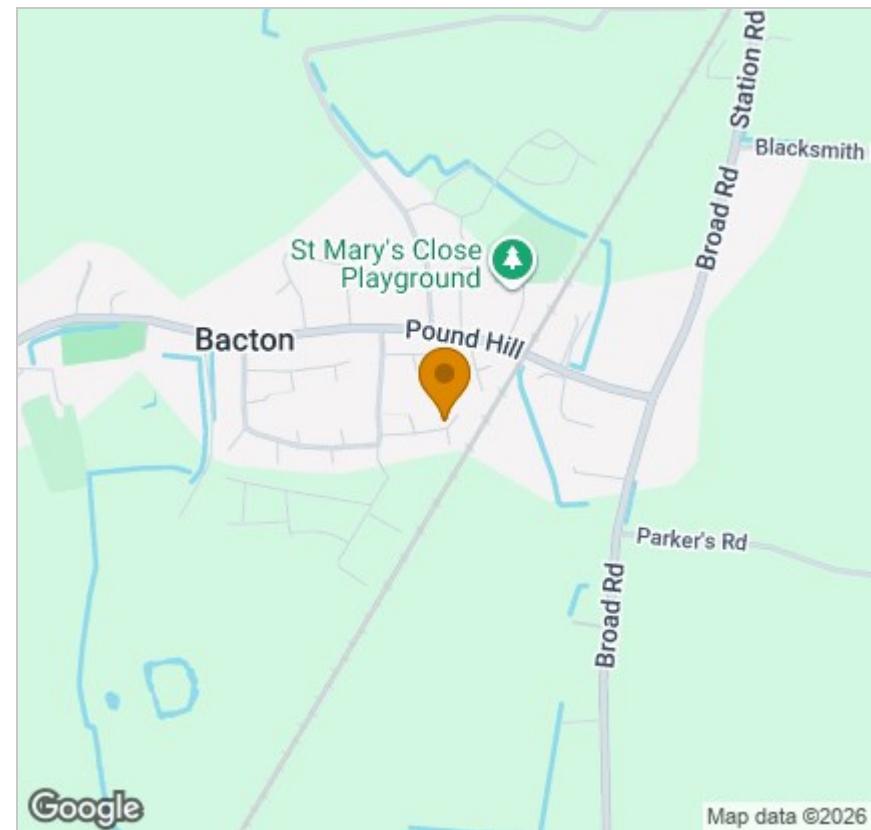


\*All offers apply to specific plots and selected developments only. Terms and conditions apply. Contact your Bellway sales advisor to find out more or see terms and conditions on our Bellway website. Express Mover and Part Exchange scheme offers are subject to status, availability and eligibility. Bellway 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



## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.