



Rock Estates



The Scrivener
Bacton, IP14 4NS

Guide price £375,000



The Scrivener

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- Detached Family Home
- Open Plan Kitchen/ Dining Space
- Cloakroom & Family Bathroom
- Ensuite to Master Bedroom
- Brand New Home with Air Source Heat Pump
- Double Bay Windows
- Utility Space
- Four Bedrooms
- Garage & Off Road Parking For 3 Cars
- South Facing Garden



The Scrivener is an impressive four-bedroom family home, designed to make a striking first impression. Its attractive exterior features a double bay window, hinting at the spacious and thoughtfully designed living areas within. Perfectly suited to growing families, this home offers flexible accommodation that can adapt to a variety of lifestyles.



At the heart of the home is a generous open-plan kitchen, dining, and family area, designed to bring everyone together. Whether gathering around the kitchen breakfast bar or enjoying a meal at the dining table, this space is ideal for both everyday living and entertaining. French doors open onto the rear garden, while a cosy snug area provides the perfect spot to relax in comfort. The separate utility room, accessed from the kitchen, keeps practical tasks out of sight and features an external door for added convenience.

The separate living room is bright and welcoming, with a feature bay window that draws in natural light and adds character to the space. A cloakroom sits conveniently off the entrance hall, alongside a handy under stairs storage cupboard.

Upstairs, the master bedroom enjoys a private en-suite shower room. The second bedroom is also a generous size with ample space for accompanying furniture. Bedrooms three and four are well-proportioned and ideal for children, a home office, or a walk in wardrobe. A useful landing cupboard offers additional storage for towels and linens, keeping the home organised and clutter-free.



The property boasts a detached single garage as well as three off road parking spaces.





Additional Property Information

Estate Management Charge: None
Internal Area: 1197 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.

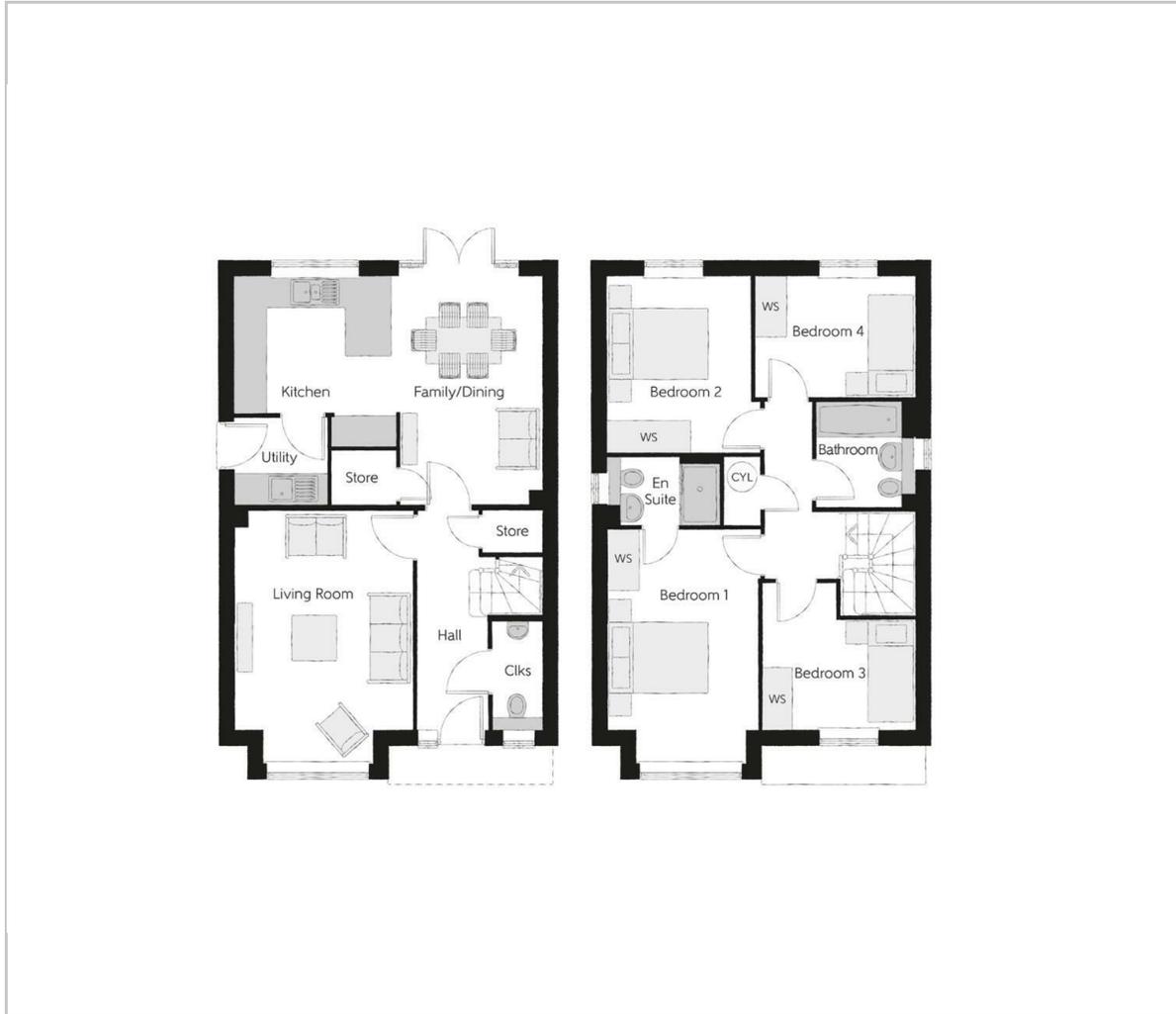
Sales office opening hours

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

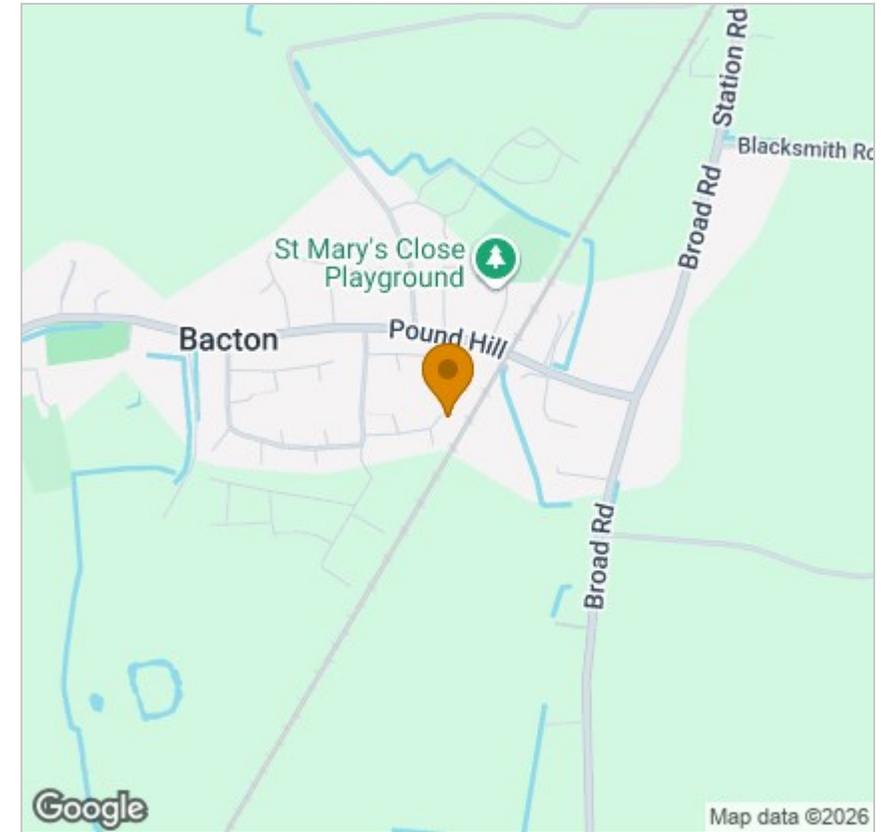
All offers apply to specific plots and selected developments only. Terms and conditions apply. Contact your Bellway sales advisor to find out more or see terms and conditions on our Bellway website. Express Mover and Part Exchange scheme offers are subject to status, availability and eligibility. Bellway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