

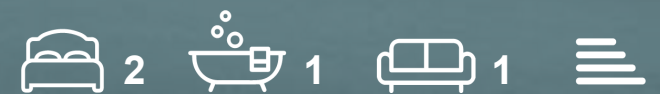


Rock Estates



The Barley
Bacton, IP14 4NS

Guide price £300,000



The Barley

Bacton, IP14 4NS

- Detached Bungalow
- Open Plan Kitchen, Dining & Living Space
- Spacious Wet Room
- Brand New & Chain Free
- Ample Driveway Space for Off Road Parking
- Innovative Design & Features
- Two Double Bedrooms
- Multiple Storage Cupboards
- Private Rear Garden
- Only 1 Plot Remaining!



The Barley is a thoughtfully designed two-bedroom bungalow, showcasing the very best of modern single-storey living.

Stepping inside, The Barley is part of the Bellway 'Life' collection and boasts wider a hallway and doorways, as well as step free access. With thoughtful design choices throughout this home is available to all prospective buyers, but is particularly beneficial to anyone with reduced mobility. The home offers a bright and open-plan kitchen, dining and living space positioned to the rear of the property. The fitted kitchen boasts ample units and height adjustable worktop, as well as some integrated appliances, alongside a store cupboard perfectly suited for use as a pantry. Two sets of French doors open directly onto the private rear garden.



Both of the generous double bedrooms are located to the front aspect of the home, and are served by the modern wet room. Practical storage is thoughtfully incorporated throughout, as well as a useful alcove suitable for storing any mobility equipment.

The rear garden is fully enclosed with wooden fencing and benefits from a convenient side gate providing access to the parking area. The property benefits from a block paved driveway to the side of the property offering off road parking for a number of vehicles.





Additional Property Information

Estate Management Charge: None
Parking: Allocated Parking
Internal Area: 816 sq. ft.
Annual service charge: £206.00
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.

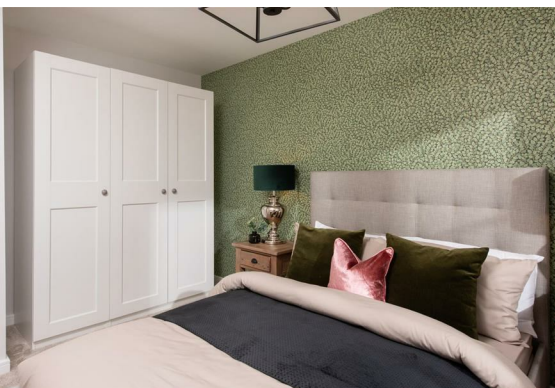
The village also benefits from convenient road links, making it suitable for commuters and families alike. Bacton offers the best of Suffolk village living — a peaceful environment, a friendly community, and excellent connectivity to the wider region.

Sales Office

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

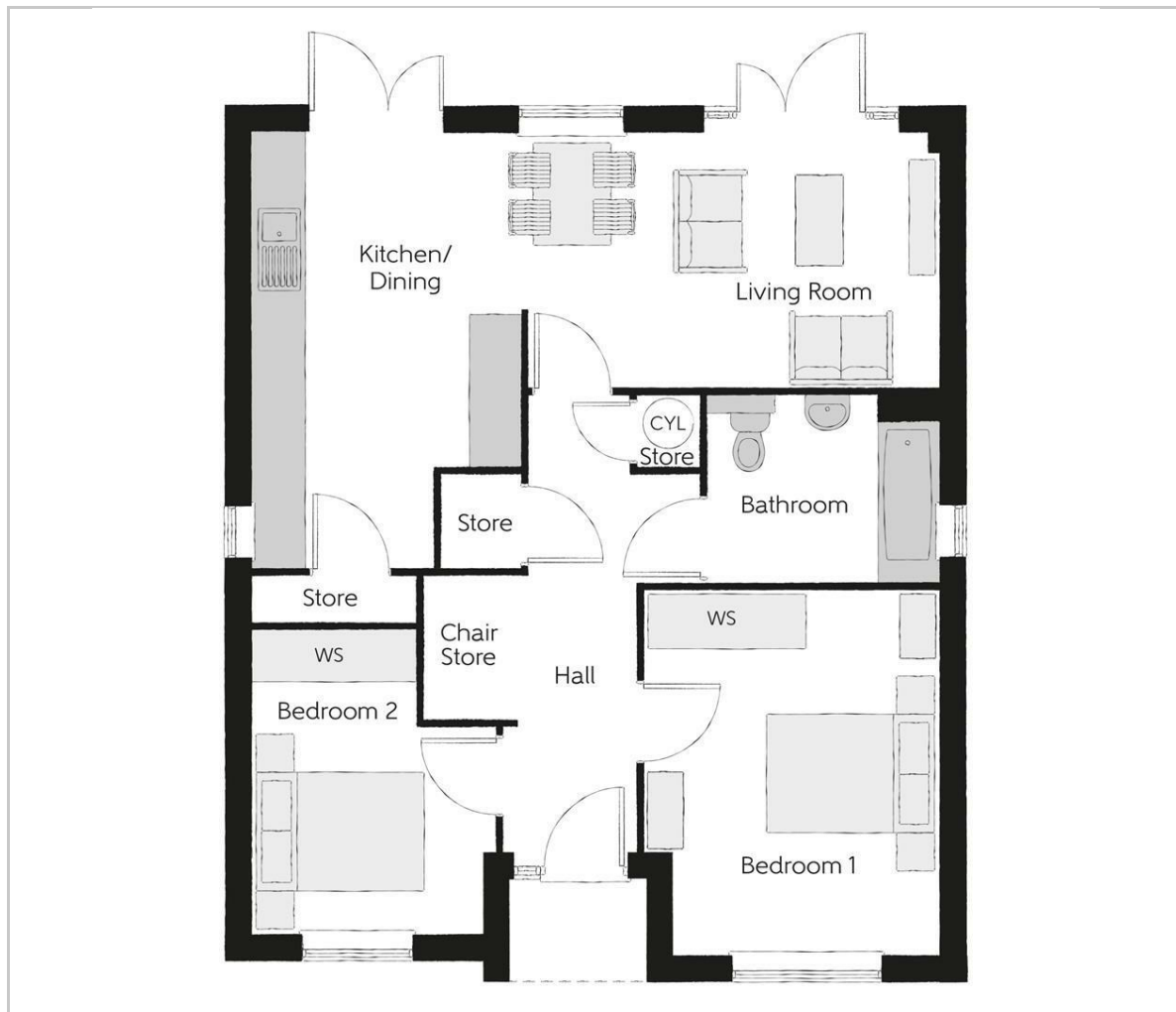
Sales office opening hours

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



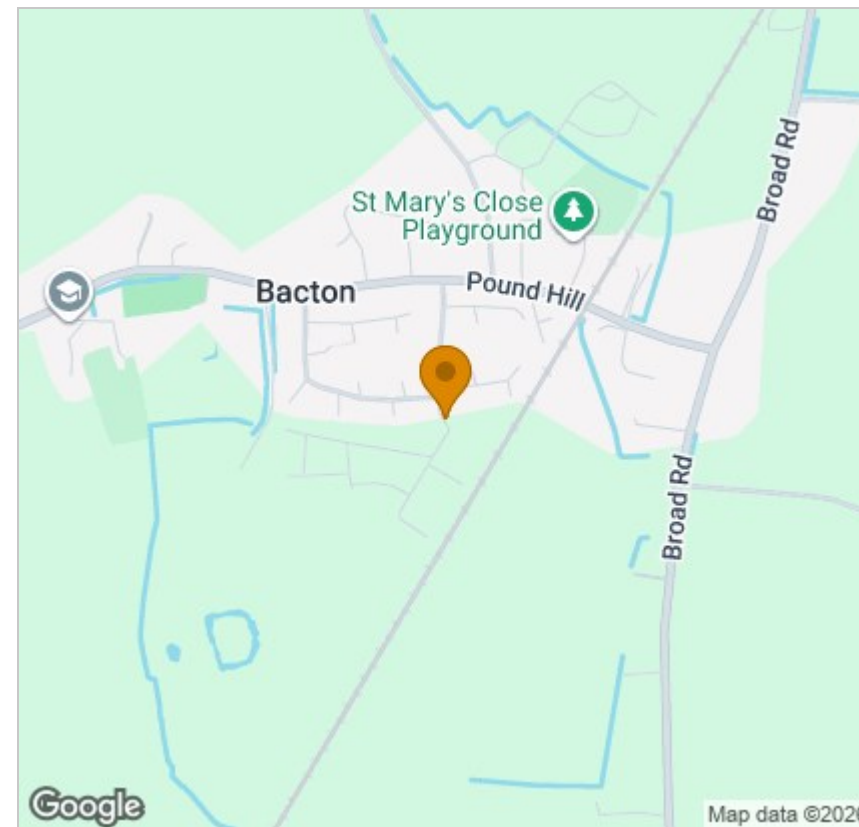
Viewing

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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Area Map



Energy Efficiency Graph