



5 Duke Street, Bacton

Minors & Brady



5 Duke Street

Bacton, Stowmarket

Exceptional energy efficiency meets modern family living in this beautifully positioned four-bedroom home. Enjoying an enviable setting overlooking a green open space, the property offers spacious and versatile accommodation ideal for modern family life. The thoughtfully designed layout includes multiple reception rooms, a stylish contemporary kitchen, and French doors opening onto the private rear garden. Outside, a generous lawn, patio area, garage, carport, and tandem driveway provide excellent space for both relaxation and practicality. Solar panels, an electric vehicle charging point, and a remarkable EPC rating of A (100) set this home apart for efficiency and future-proofed living. Combining attractive kerb appeal, a family-friendly layout, and a sought-after estate location, this is a home that truly stands out from the crowd.

- Outstanding EPC A (100) energy efficiency rating
- Solar panels and electric vehicle charging point
- Attractive position overlooking a green open space
- Four well-proportioned bedrooms, including en-suite principal bedroom
- Separate study ideal for home working
- Spacious sitting room and separate dining room
- Stylish contemporary kitchen with integrated appliances
- Private and well-enclosed rear garden with generous lawn
- Garage, carport and tandem driveway providing excellent parking
- Modern estate location with excellent kerb appeal set back from the road



M&B



5 Duke Street

Bacton, Stowmarket

The Location

Perfectly positioned within the well-regarded village of Bacton, this property enjoys the best of rural Suffolk living while remaining within easy reach of everyday amenities.

Surrounded by open farmland and attractive countryside, the village benefits from a peaceful and spacious feel throughout the seasons. Despite its rural setting, Bacton offers a range of useful local amenities, including a village shop, primary school, and traditional country pubs that form an important part of village life.

The area is known for its strong sense of community, with local events, walking routes, and nearby countryside providing plenty of opportunities to enjoy the outdoors and a relaxed pace of life.

Just a short drive away, the market town of Stowmarket offers a wider selection of shopping, dining, leisure, and healthcare facilities. The town also benefits from a mainline railway station providing direct services to London Liverpool Street, making the area an attractive choice for commuters seeking a countryside lifestyle.

For those travelling by road, the nearby A14 provides convenient access across Suffolk and to neighbouring counties. The wider region offers an abundance of places to explore, from picturesque Mid Suffolk villages to the renowned Suffolk coastline, including sought-after destinations such as Southwold and Aldeburgh, celebrated for their beaches, coastal walks, and excellent food and drink scene.



M&B



5 Duke Street

Bacton, Stowmarket

Duke Street, Bacton

Set back from the road and enjoying an attractive position overlooking a green open space, this impressive modern family home offers outstanding kerb appeal, generous accommodation, and exceptional energy efficiency. Occupying a desirable spot within a popular residential development, the property combines contemporary styling with a well-designed layout that is perfectly suited to modern family life.

The accommodation is both practical and versatile, with a welcoming entrance hall leading to a number of well-proportioned reception spaces. A bright and comfortable sitting room provides an excellent place to relax, while a separate dining room offers an ideal setting for family meals and entertaining. Both rooms benefit from French doors opening directly onto the garden, creating a wonderful flow between the indoor and outdoor spaces and allowing plenty of natural light to flood in.

At the heart of the home is a stylish modern kitchen, fitted with attractive grey cabinetry, integrated appliances and contemporary chrome fixtures and fittings. The layout has been thoughtfully designed to provide ample storage and workspace, making it equally suitable for everyday living and hosting guests. A useful study offers flexibility for those working from home, while a ground floor utility and cloakroom add further practicality.



M&B



5 Duke Street

Bacton, Stowmarket

Upstairs, the property offers four well-sized bedrooms arranged around a central landing. The principal bedroom benefits from an en-suite shower room, while the remaining bedrooms are served by a family bathroom, creating a layout that works exceptionally well for growing families.

Outside, the rear garden is a particularly appealing feature. Well enclosed and enjoying a good degree of privacy, it is not directly overlooked and provides an excellent outdoor space for both relaxation and entertaining. A generous patio extends from the house, creating the perfect spot for outdoor dining, while a substantial lawn offers plenty of space for children to play or keen gardeners to enjoy. Mature climbing foliage softens the appearance of the garage and adds further character to the setting.

The property also excels in terms of practicality and efficiency. A tandem driveway provides good off-road parking and leads to a garage and adjoining carport, while an electric vehicle charging point is already installed. Solar panels further enhance the home's credentials, and the property boasts an exceptional EPC rating of A, achieving the maximum score of 100A, making it an incredibly energy-efficient home with the potential for reduced running costs.

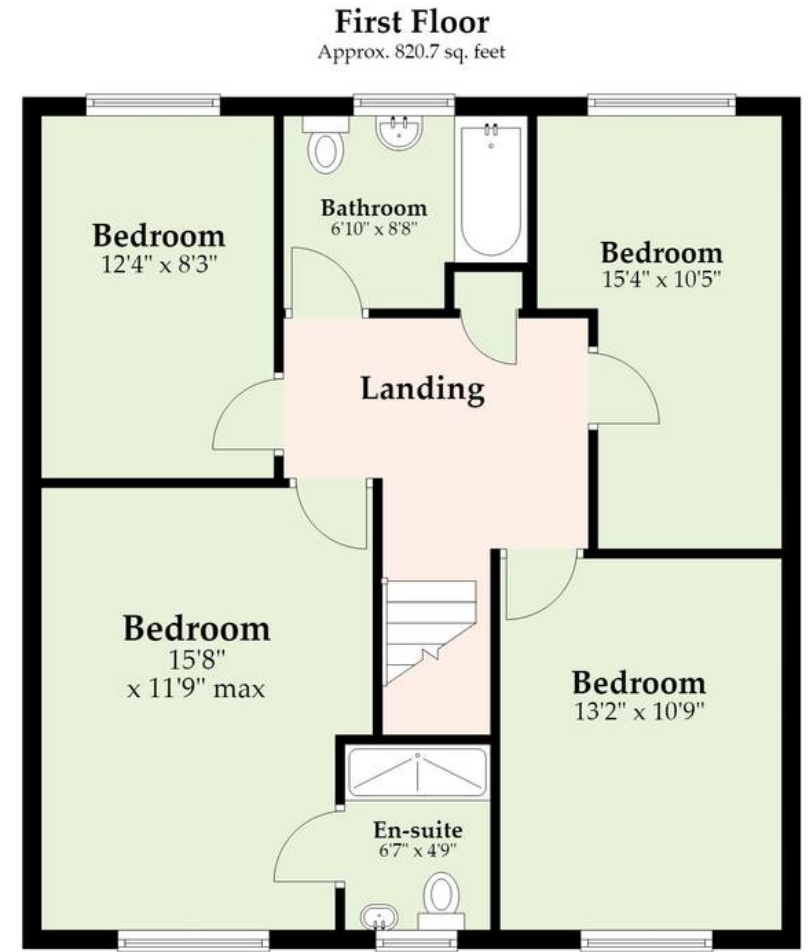
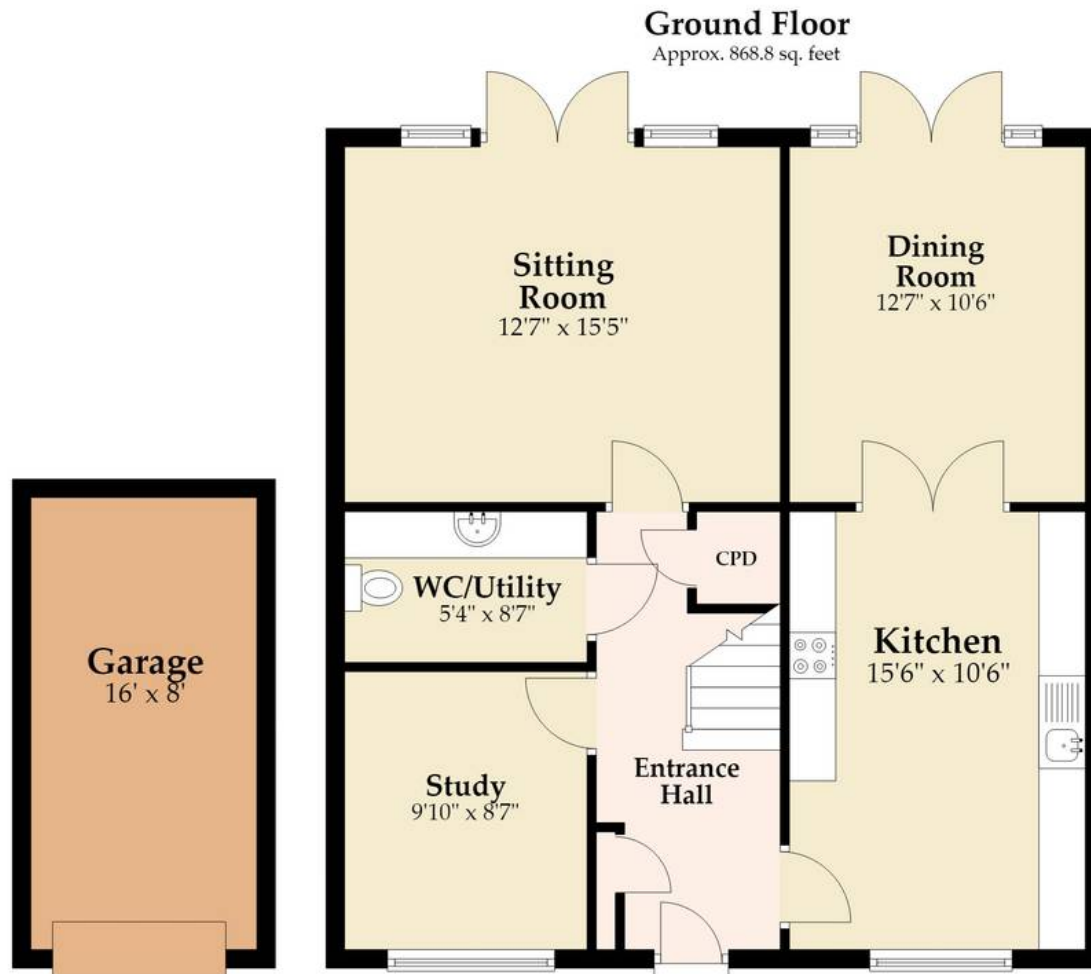
Agent's Note

This property will be sold freehold and connected to air-source heat pump, mains water, electricity and drainage.

Maintenance: £294 paid annually.



M&B



M&B

Total area: approx. 1689.5 sq. feet

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

Dreaming of this home?
Let's make it a *reality*.



Meet *Stuart*
Branch Manager



Meet *Chelsea*
Property Consultant



Meet *Lee*
Director

Minors & Brady
Your home, our market



burystedmunds@minorsandbrady.co.uk



01284 672200



2 St John's St, Bury St. Edmunds, IP33 1SQ

BURY ST. EDMUNDS | CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



Matt Waters
Director and
Principal



Victoria Payne
Mortgage and
Protection Advisor

Offering you quick and professional mortgage advice every step of the way.

T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk