



7 Duke Street, Bacton

Minors & Brady



7 Duke Street

Bacton, Stowmarket

A-rated efficiency, no onward chain and family-sized space in a sought-after setting. This beautifully presented four-bedroom detached home enjoys an attractive position overlooking green open space and offers spacious, versatile accommodation throughout. The heart of the home is a stylish open-plan kitchen and dining room with French doors opening onto a landscaped rear garden, perfect for modern family living and entertaining. Four double bedrooms, including a principal suite with en-suite shower room, are complemented by a separate study and generous living room. Further benefits include plantation-style shutter blinds throughout, solar panels, an air source heat pump and approximately six years remaining on the NHBC warranty. With a garage, driveway parking for multiple vehicles and no onward chain, this is a superb opportunity to secure a highly efficient home ready to move straight into.

- Beautifully presented four-bedroom detached family home throughout
- Attractive position overlooking a green open space
- Spacious open-plan kitchen and dining room design
- Generous living room with bay window feature
- Separate study ideal for home working needs
- Four well-proportioned double bedrooms across two floors
- Principal bedroom with private en-suite shower room
- Stylish fitted window shutters throughout the property
- Landscaped rear garden with patio seating areas
- Garage and driveway parking for multiple vehicles





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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.



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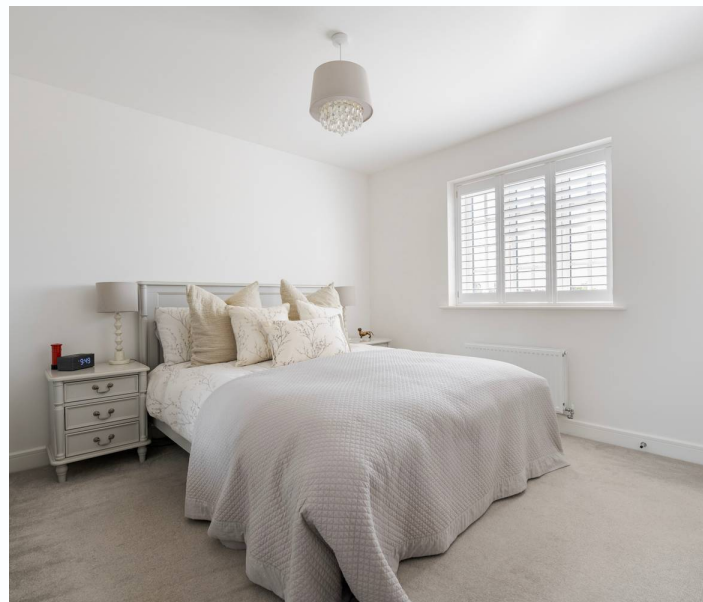
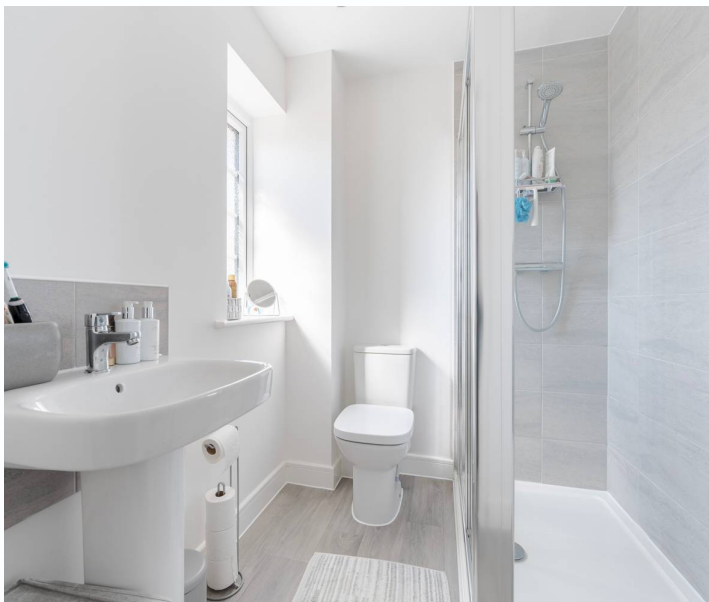
Duke Street, Bacton

Occupying an attractive position overlooking an area of green open space, this beautifully presented four-bedroom detached home offers generous and versatile accommodation ideally suited to modern family life. Constructed in recent years and benefiting from approximately six years remaining on its NHBC warranty, the property combines contemporary styling with practical family-friendly living, all set within a desirable and growing community. Offered to the market with no onward chain, this is an excellent opportunity for buyers seeking a home ready to move straight into.

From the moment you step inside, the property impresses with its bright and welcoming atmosphere. The spacious entrance hall creates an excellent first impression and provides access to the principal reception rooms, thoughtfully designed to offer flexibility for a range of lifestyles.

At the heart of the home is the superb open-plan kitchen and dining room, a wonderful social space perfectly tailored to modern living.

Fitted with an extensive range of contemporary cabinetry and integrated appliances, the kitchen provides ample storage and preparation space while maintaining a sleek and stylish appearance. The generous dining area comfortably accommodates family meals, celebrations and entertaining alike, with French doors opening onto the rear garden and allowing natural light to flood the room throughout the day. The result is a space that effortlessly connects indoor and outdoor living.



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The separate living room offers an inviting retreat for quieter evenings, featuring an attractive bay window that enhances both the sense of space and natural light. Double doors connect the room to the kitchen dining area, creating a versatile flow that can be adapted for both everyday life and larger gatherings. In addition, a dedicated study provides an ideal home office, hobby room or children's playroom, reflecting the flexibility so many buyers now seek.

Upstairs, the accommodation continues to impress with four genuine double bedrooms. The principal bedroom benefits from the luxury of its own en-suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom. The layout offers excellent space for growing families, guests or those requiring additional room for home working.

A particularly attractive feature throughout the property is the installation of plantation-style shutter blinds, providing a premium finish while offering excellent privacy and light control. These stylish shutters enhance the home's contemporary character and create a cohesive look throughout the accommodation.

This home is equally appealing from an efficiency perspective, achieving an impressive A-rated Energy Performance Certificate. Benefiting from solar panels and an air source heat pump, the property has been designed with energy-conscious living in mind, helping to promote lower running costs and improved environmental performance when compared with many traditionally heated homes.



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Outside, the landscaped rear garden has been thoughtfully designed to create an enjoyable and low-maintenance outdoor environment. Combining patio seating areas with lawn and established planting, it provides an ideal setting for summer entertaining, family activities or simply relaxing outdoors. A particularly appealing feature is the more private section of the garden, creating a sheltered retreat where homeowners can enjoy a greater degree of seclusion. The garden is fully enclosed, providing both privacy and security.

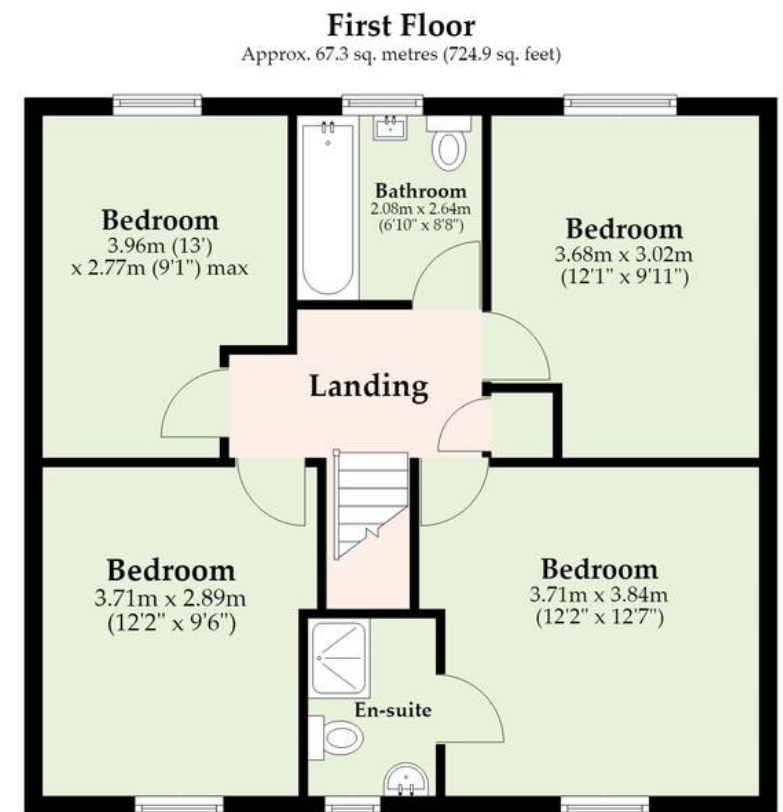
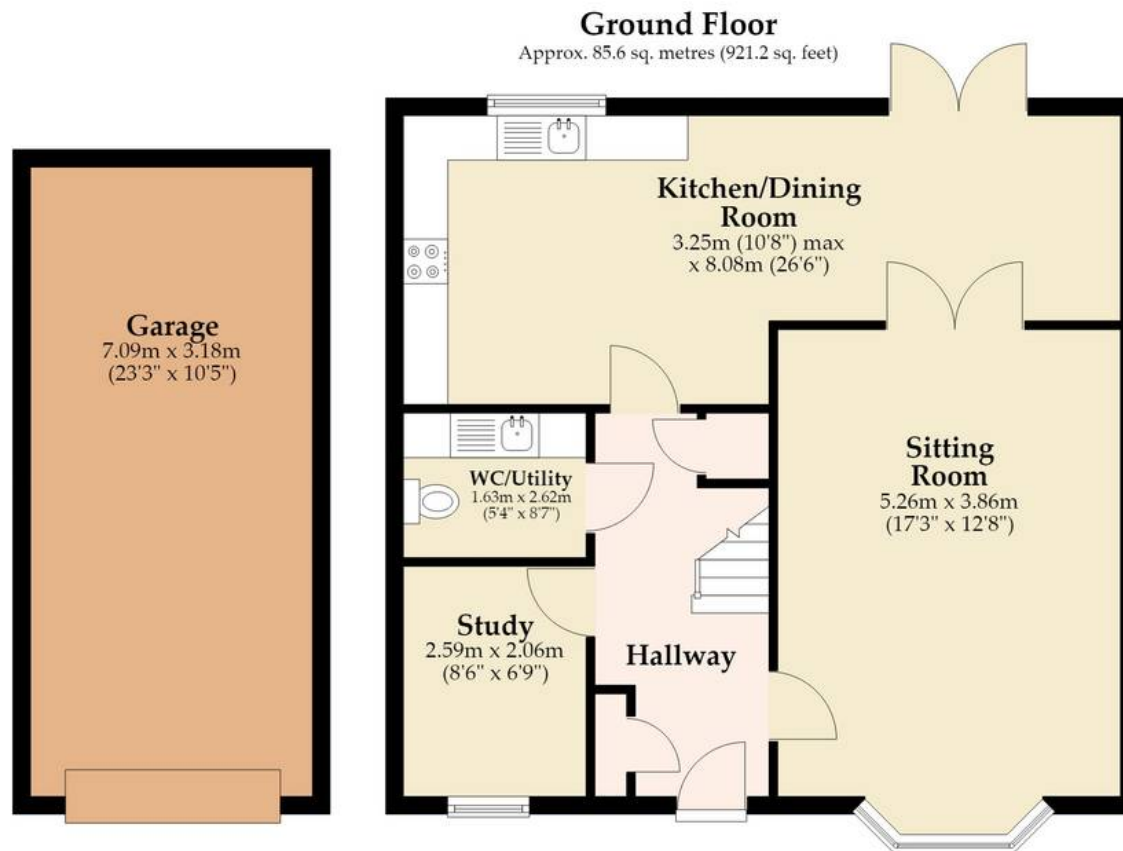
To the front, the property enjoys attractive views across the neighbouring green space, creating a pleasant open aspect that is increasingly difficult to find on modern developments. A substantial block-paved driveway provides parking for multiple vehicles and leads to the detached garage, which benefits from power, lighting and excellent storage potential.

The property is offered for sale on a freehold basis and benefits from mains water, electricity and drainage, together with an air source heat pump heating system.

A service charge of approximately £298 per annum is payable towards the maintenance and upkeep of the communal green spaces and surrounding estate areas.



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Total area: approx. 152.9 sq. metres (1646.1 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.

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