



12 Birch Avenue, Bacton

Minors & Brady



12 Birch Avenue

Bacton, Stowmarket

This semi-detached bungalow offers a relaxed way of living, with a layout that feels naturally easy from the moment you step inside. The living room opens to the garden through French doors, creating a gentle connection to the outdoors, while the kitchen is arranged with practical fittings and space for appliances. Three bedrooms provide comfortable accommodation, the main enjoying its own ensuite, complemented by a family bathroom. Outside, the private garden features a patio, a lawn edged with mature planting, and useful external storage including a timber shed and garage. Off-road parking adds everyday convenience, making this a well-kept home suited to buyers seeking a calm, easy-going lifestyle within walking distance of village amenities.

- Semi-detached bungalow offering a well-arranged single-level layout
- Functional kitchen with fitted units, work surfaces, electric oven, hob and extractor
- Light living room featuring French doors opening directly to the garden
- Three comfortable bedrooms including a main bedroom with ensuite facilities
- Modern family bathroom with clean, practical fittings
- Private rear garden with patio, lawn, mature trees and established borders
- Garage plus timber shed providing secure and useful external storage
- Off-road parking for everyday convenience
- Village setting within walking distance of local amenities



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The Location

Birch Avenue sits within the heart of Bacton, a well-connected Suffolk village known for its easy day-to-day living and a friendly, established community. The setting is residential and peaceful, with local footpaths leading out towards open countryside and a network of small lanes linking Bacton with neighbouring villages such as Wyverstone, Cotton and Haughley.

Stowmarket is the nearest town, around ten minutes by car, offering a wider choice of shops, cafés and leisure facilities. Everyday essentials are close at hand: the nearest supermarkets are Tesco and Aldi in Stowmarket, with further options including Asda and Lidl slightly beyond. Families have good access to education, with Bacton Primary School within the village and Stowmarket High School the closest secondary.

Transport links are practical for commuting, with regular bus services running towards Stowmarket and Diss, and rail connections from Stowmarket station providing direct services to Ipswich, Norwich and London Liverpool Street.

The overall lifestyle is easy and convenient, with countryside walks, local pubs and quick access to larger amenities all contributing to a balanced village environment.



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Birch Avenue

This semi-detached bungalow offers a calm and comfortable setting, with a layout that suits everyday living and a village position within walking distance of local amenities.

The living room sits to the rear and feels instantly welcoming, finished with fitted spotlights, coved ceiling detail and soft flooring. French doors open directly onto the garden, allowing light to move through the space and creating an easy link to the outdoors.

The kitchen is arranged for practical use, fitted with wall and base units, roll-top work surfaces and an electric oven with hob and extractor. A single sink with drainer and mixer tap sits beneath the rear window, and there is space for a washing machine, fridge freezer and dishwasher. A built-in cupboard adds useful storage, keeping the room organised and efficient.

Three bedrooms offer comfortable accommodation, each with built-in wardrobes that make the most of available space. The main bedroom enjoys its own ensuite, fitted with a shower cubicle, pedestal basin and WC, along with tiled flooring, spotlights and an extractor fan.

The family bathroom is finished with a panelled bath and overhead shower, pedestal basin and WC, with fully tiled walls and ceramic flooring creating a clean, modern feel.



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The garden is a private outdoor space with a patio positioned close to the house, offering a pleasant spot for hosting or quiet moments outside. The lawn is framed by mature trees, shrubs and flower borders that bring colour and character throughout the seasons. A timber shed provides additional external storage, while the garage offers secure space for vehicles or equipment.

Off-road parking adds further convenience, making the property well suited to a range of lifestyles.

Agents Notes

Freehold.

Connected to mains water, electricity and drainage.

Oil central heating.



Energy Efficiency Rating

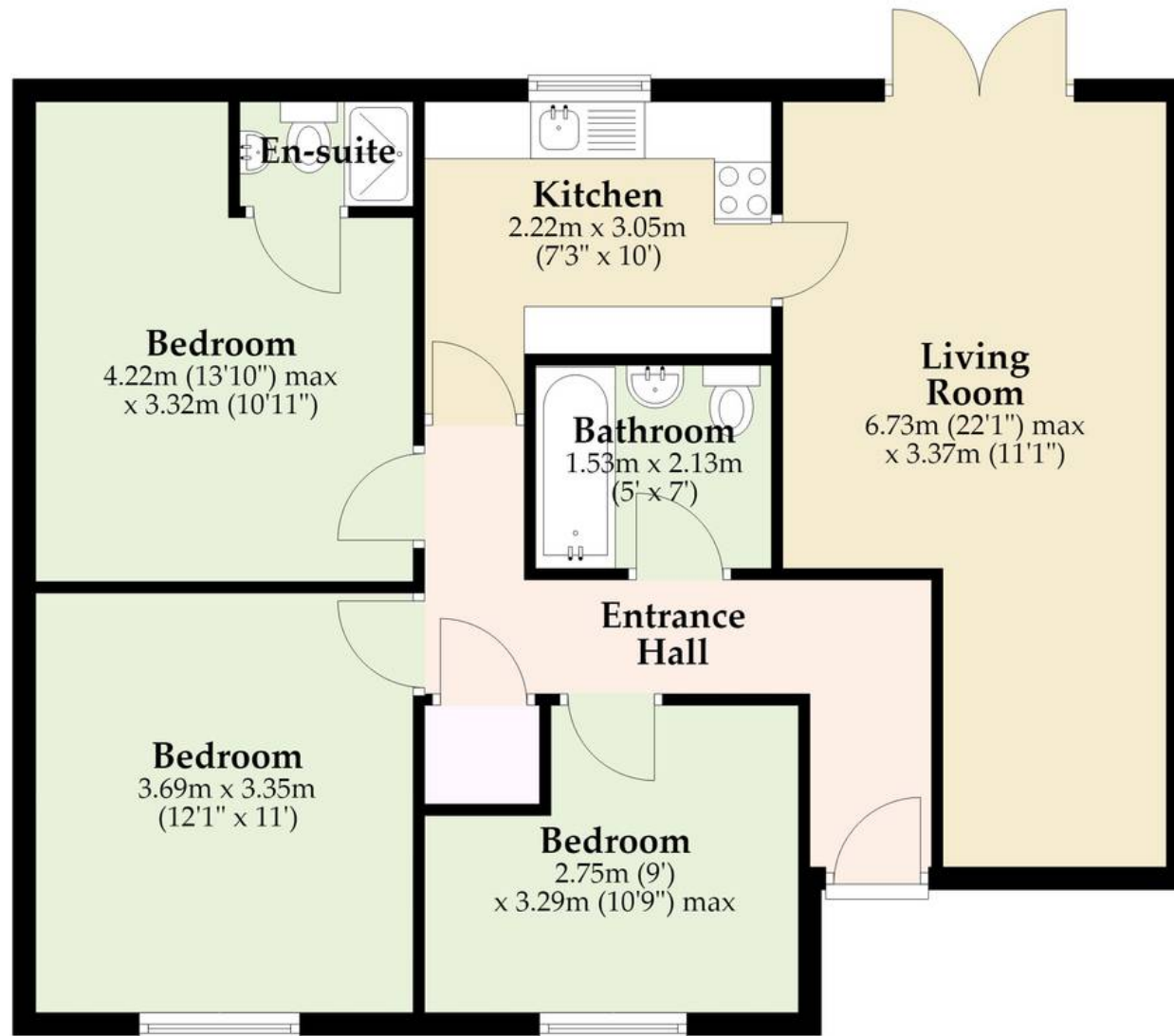
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

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Ground Floor

Approx. 75.7 sq. metres (815.1 sq. feet)



Total area: approx. 75.7 sq. metres (815.1 sq. feet)

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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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