



**Regency Close  
Bacton, Suffolk.**

**DAVID  
BURR**





# 1 Regency Close, Bacton, IP14 4FZ.

Bacton is a well-connected and active Suffolk village just 5 miles from Stowmarket, which offers a mainline rail link to London Liverpool Street (approx. 80 mins). Local amenities include Village shop, pub, petrol station and garage. Further more there is a Primary school and GP surgery. The Village Hall hosting clubs, coffee mornings and family events. It also boasts a Historic 12th-century church at the heart of the community. This is a village that blends countryside charm with practical convenience – an ideal setting for families, professionals, or those seeking a quieter pace of life within reach of London and Cambridge.

Tucked away at the end of a peaceful cul-de-sac within the highly regarded village of Bacton, this impressive five-bedroom detached executive home offers beautifully balanced accommodation, ideal for modern family life and entertaining alike.

**Set at the end of a quiet cul-de-sac in the heart of the popular village of Bacton, this beautifully presented five-bedroom detached executive home offers exceptional space, flexibility and comfort — perfectly suited to modern family life both inside and out.**

## Key Features

- Detached Five-Bedroom Executive Home
- Three Reception Rooms
- Stunning Open-Plan Kitchen/Dining Area
- Two En Suite Bedrooms Plus Family Bathroom
- Utility Room and Ground Floor Cloakroom/WC
- Rear Garden with Patio and Lawn
- Detached Double Garage and Driveway
- Peaceful Cul-de-Sac Location
- Excellent Local Schools & Transport Links

The property is presented in excellent order throughout and immediately conveys a sense of space and light. A welcoming entrance hall leads through to a choice of three well-proportioned reception rooms, providing flexibility for everyday living, home working or quieter retreat. At the heart of the home lies the stunning open-plan kitchen and dining area, thoughtfully designed as a sociable hub for family and friends, with ample room for a large dining table and direct access to the garden — perfect for summer gatherings and relaxed evenings at home.

Practicality has not been overlooked, with a separate utility room and ground floor cloakroom/WC adding everyday convenience.

Upstairs, the accommodation continues to impress with five generous bedrooms, two of which benefit from en suite shower rooms, while the remaining bedrooms are served by a stylish family bathroom. The layout is ideal for growing families or visiting guests, offering both comfort and privacy.

**Outside**, the rear garden is a real highlight — mainly laid to lawn with a patio area ideal for outdoor dining and entertaining, all enjoying a good degree of privacy. To the front, the property provides ample off-road parking alongside a detached double garage, making it as practical as it is attractive.

Set within a quiet cul-de-sac, the home enjoys a safe and peaceful environment, while remaining within easy reach of excellent local schools, village amenities and transport links to surrounding towns and centres.

This is a superb opportunity to acquire a spacious, high-quality family home in one of Mid Suffolk's most popular villages.



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**SERVICES:** Mains Water, Electricity and air source heat pump.

**NOTE:** None of these services have been tested by the agent.

**LOCAL AUTHORITY:** Mid Suffolk District Council

**COUNCIL TAX:** Band F

**EPC RATING:** A

**BROADBAND AND MOBILE:** Please see our website and Ofcom.org.uk for further details

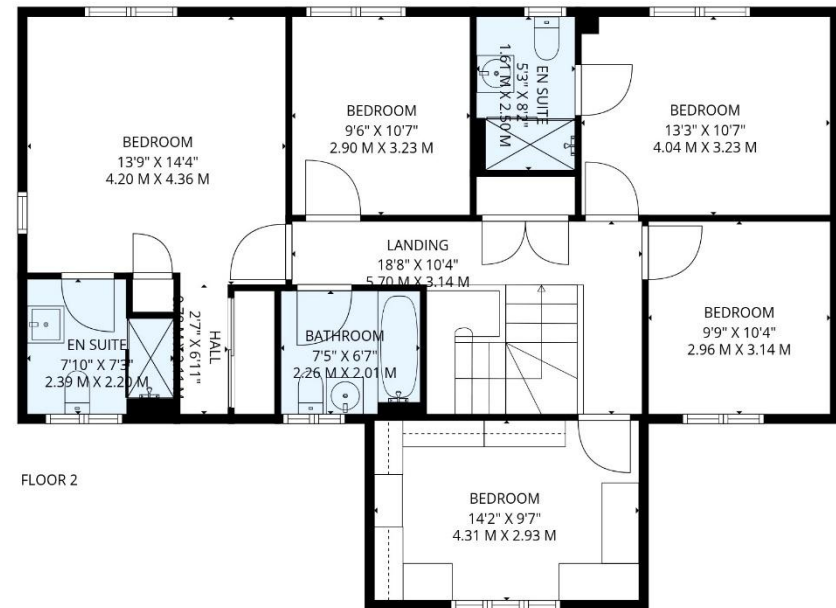
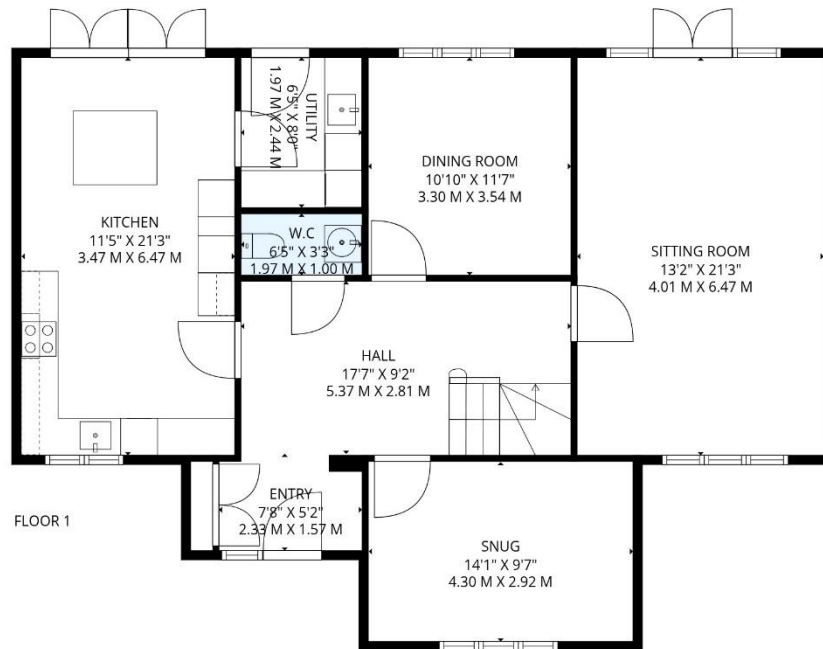
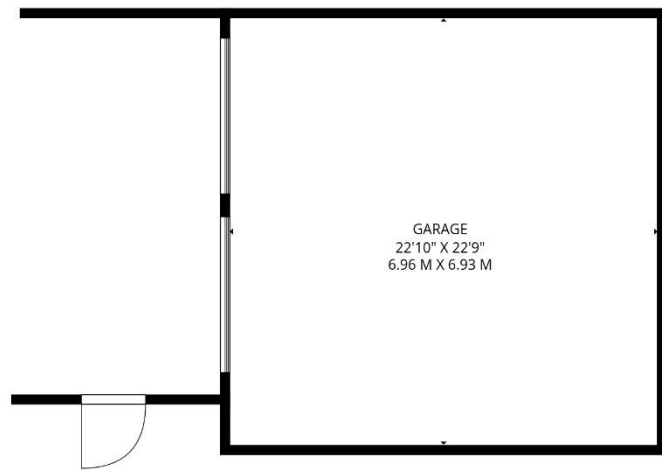
**VIEWING:** Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

**NOTICE** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.









**TOTAL: 2437 sq. ft, 227 m2**  
 BELOW GRADE: 1386 sq. ft, 129 m2, FLOOR 2: 1051 sq. ft, 98 m2  
 EXCLUDED AREAS: UTILITY: 52 sq. ft, 5 m2, GARAGE: 521 sq. ft, 48 m2, WALLS: 195 sq. ft, 19 m2

All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dcqp.





