Mortimer & Gausden

INDEPENDENT ESTATE AGENTS

5 Angel Close, Stanton,
Bury St. Edmunds, IP31 2HU

Guide Price
£280,000

Enjoying a quiet tucked-away position, yet you are in the centre of the village!

The property occupies a pleasant end of cul de sac position, just off the village centre. Stanton offers an excellent range of amenities including Primary School, Church, Co-Op, Post Office, Take-away, Bakery, Public House, Petrol Station, Community Centre and Doctors Surgery.

The historic market town of Bury St. Edmunds is around 10 miles to the south, where you will find superb educational, recreational and shopping facilities. Diss is around 13 miles to the north, with a mainline rail link to London Liverpool Street.

This property is a little larger than you might expect from the outside, making an internal viewing highly recommended.

The bungalow is being sold with the benefit of having NO UPWARD CHAIN and is served by gas-fired central heating, uPVC sealed unit windows and a conservatory.

- 2 Bedroom Bungalow
- Tucked-away position in village
- Link-Detached - on a quiet close
- Kitchen, Wetroom, Hallway
- Sitting Room, Conservatory
- Parking, Garage, Gardens, Shed
- 2 x Double Bedrooms
- NO UPWARD CHAIN

This lovely privately located bungalow sits in the village centre - yet is in a quiet spot and enjoys link-detached status (just the roof that is attached to the neighbour). There is a parking area immediately to the front AND a single garage.

The entrance porch leads into the hallway, which has access to a loft space. There is oak flooring in the hall, which also runs into the sitting room. The sitting room enjoys a dual aspect, with a window to the front and French doors to the side, leading into the conservatory. The double glazed conservatory is a good size and leads to the attractive side and rear gardens.

The kitchen is now probably in need of cosmetic updating, but is a reasonable size and has units to two sides, and space for appliances, room for a small table, and there is a wall mounted gas boiler and window to the side.

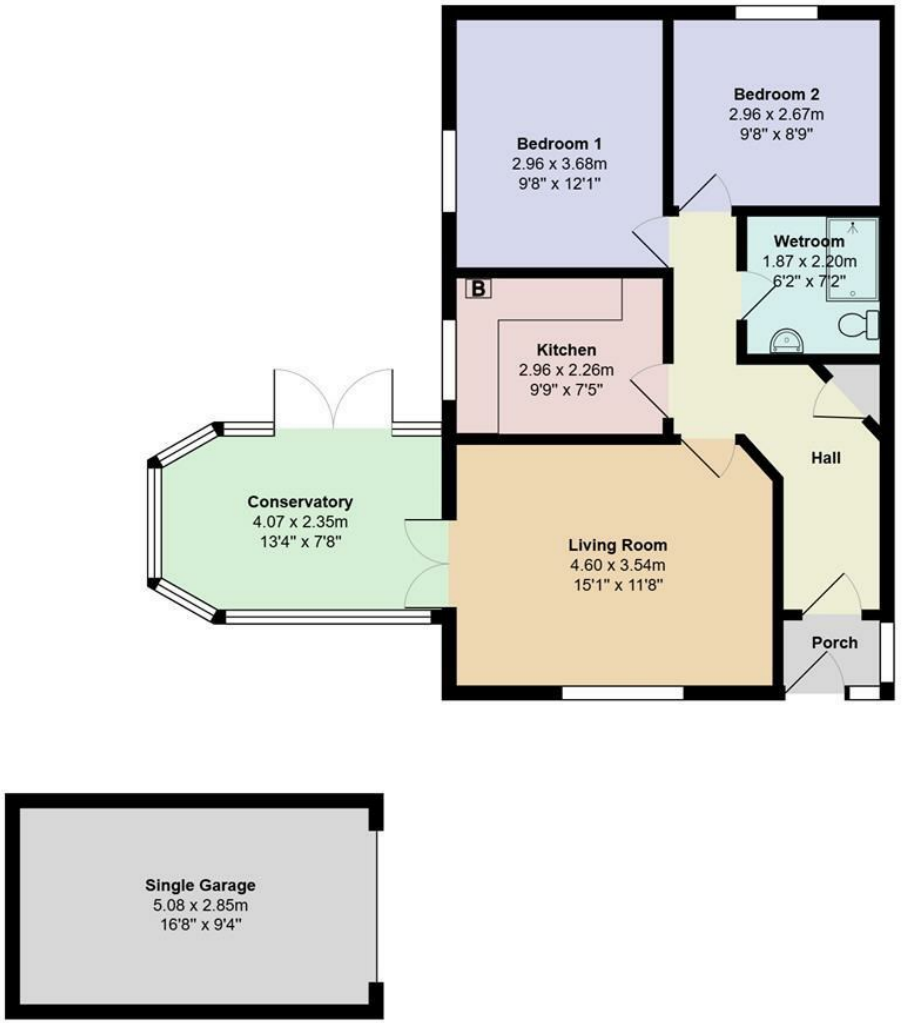
The bathroom has recently been converted into a modern wetroom, with open shower space, WC, and basin, and pumped waste water outlet. There is a light-tube bringing in natural daylight.

The main bedroom has space for a King-Size bed, and other bedroom furniture. The second bedroom is also a good-sized double room.

Outside - the rear gardens are established, and are fully fenced, wrapping around to the side and rear of the bungalow and enjoy a good degree of privacy. There is an old timber shed positioned behind the garage, and a pedestrian gate to the side of the garage leading into the garden, from the front. There are mature shrubs and an established lawn.

Location - Angel Close leads off The Street, where the bungalow is positioned to the left, one of three in this small development. The garage is positioned immediately adjacent to the property.

what3words///decking.caps.ground
Council Tax - West Suffolk - Band C
All mains services, connected.
Ofcom States - Ultrafast Broadband available.
All mobile providers all likely, outdoors.
EPC - 69 C - potential 86 B



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mail@mortimerandgausden.co.uk
www.mortimerandgausden.co.uk
7 Langton Place, Bury St. Edmunds, Suffolk. IP33 1NE
01284 755526