Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

7 Bobbys Way, Stanton, Bury St. Edmunds, Suffolk, IP31 2FE

If you love the idea of living in a well served village and waking up to views across farmland, this attractively presented semi-detached bungalow is bound to appeal.

The property, which offers a superb range of well proportioned accommodation, is set in good sized gardens and is somewhat larger than you might expect - making an early internal viewing essential.

- Extremely spacious semi detached bungalow
- Occupying a village setting with open farmland views
- Large sitting room/dining room, fitted kitchen, utility
- 2 Double bedrooms, additional study/store room
- Oil fired central heating, uPVC sealed unit glazing
- Carport, generous sized gardens

Guide Price £240,000

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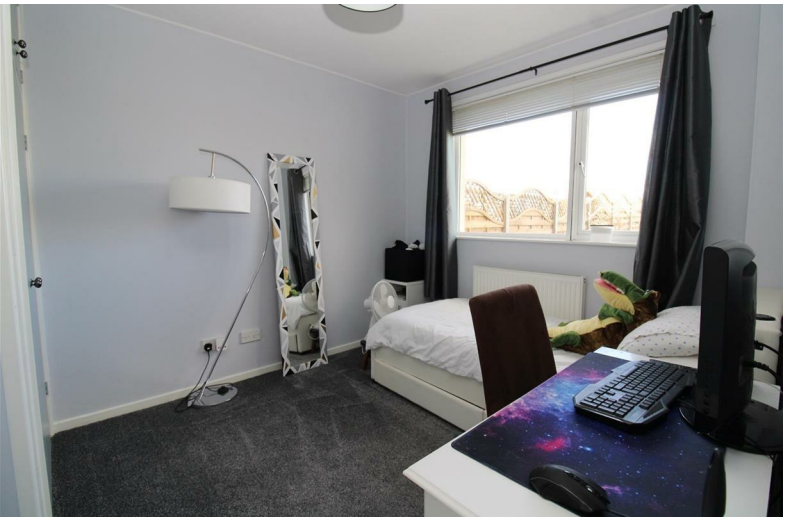
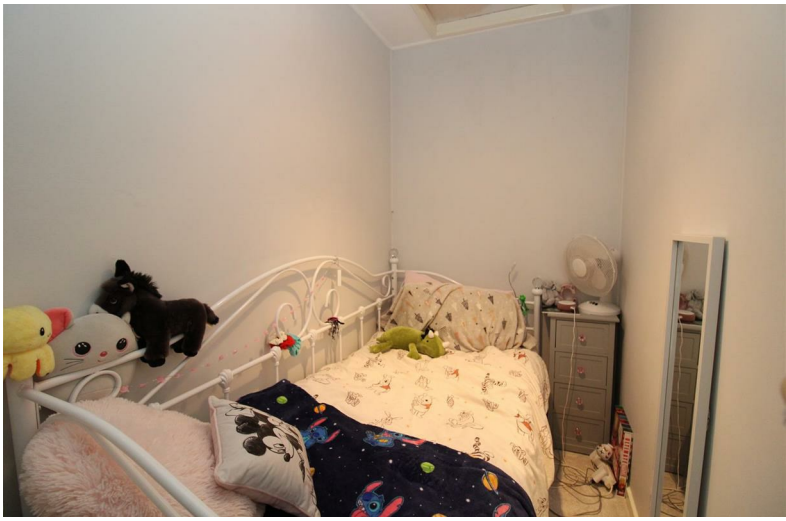




General Information

The property is situated on the very edge of Stanton, which offers an excellent range of amenities including Primary School, Church, Mini Market /Post Office, Hairdressers, 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 12 miles to the north and has a main line rail link to London Liverpool Street.

If you are looking for lots of space, this semi detached bungalow will prove hard to beat as it offers particularly well proportioned accommodation throughout. Presented in excellent decorative order, the bungalow is served by oil fired central heating and upvc sealed unit glazing.

The front door gives access to the very large, dual aspect, sitting/dining room. This superb space has wood flooring and provides a large sitting area and a dining area with patio doors to the gardens. The kitchen provides ample cupboards, worktop surfaces and appliance space. An opening leads to the utility room which has an oil fired boiler and a further door to the gardens.

Both bedrooms are very good sizes with the main bedroom having plenty of built-in wardrobe space. There is a very useful internal room which is currently being used as a study/occasional bedroom. The bathroom has a classic white suite.

In our opinion, the property would be perfect for a young family, those people looking to retire or indeed anyone looking for a realistically priced village home.

Outside
To the front of the property are small gardens of an open plan design. To the side of the bungalow is a carport. The rear gardens are of a very generous size and are fence enclosed with a large lawn and back onto open farmland with lovely rural views.

AGENTS NOTE: Whilst the property is Freehold, there is an annual maintenance charge for the upkeep of the street lights, open spaces, unadopted roads etc.

COUNCIL TAX - BAND B

Directions
Leave Bury St. Edmunds on the A143 Diss Road. Continue through the villages of Great Barton and by pass Ixworth. On reaching Stanton, continue through the village and take the right hand turning onto Goldsmiths Grove. Take the first left turning into Bobbys Way, the property will be seen on the left.

Sitting Room Area 17'4 x 15'3 (5.28m x 4.65m)

Dining Area 11'6 x 11'5 (3.51m x 3.48m)

Kitchen 11'5 x 8'4 (3.48m x 2.54m)

Utility 9'5 x 7'9 (2.87m x 2.36m)

Bedroom 1 15'10 x 10'9 (4.83m x 3.28m)

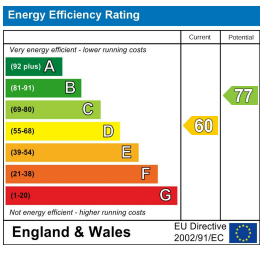
Bedroom 2 11'4 max x 9'4 (3.45m max x 2.84m)

Store room / study 9'4 x 4'7 (2.84m x 1.40m)

Bathroom 6'5 x 5'5 (1.96m x 1.65m)

Car Port

Gardens



Please Note: These details have been carefully prepared in accordance with the Sellers instructions, however their accuracy is not guaranteed. Measurements are approximate and where floor plans have been included, they serve purely as a guide to general layout and should not be used for any other purpose. The photographs displayed are also for promotional purposes only, and do not indicate the availability to purchase any of the fixtures and fitting. We have not tested any services or appliances, and potential purchasers should make their own enquiries to ensure that they are of a satisfactory working standard. Important: No person in the employment of Mortimer & Gausden Limited has any authority or ability to make or give warranty or representation whatsoever in relation to this property. If you are in any doubt as to the correctness of any of the content contained in either these details, our advertising or web site, please contact our offices immediately.

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Utility Room
Bedroom 2
Kitchen
Dining Area
Study/Store
Sitting Room Area
Bedroom 1

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