Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

## 81 Hepworth Road, Stanton, Bury St. Edmunds, Suffolk, IP31 2UA

This extended and much improved detached house would be perfect for a growing family or indeed anyone wanting to live in a well served village setting.

We think this lovely house has a great deal to offer and are confident you will too! In our opinion, this well maintained home represents excellent value for money, making an internal inspection highly recommended.

- Well presented, extended detached family home
- Porch, cloakroom, attractive kitchen, utility room
- Lounge/dining room, 3 double bedrooms
- Stylish recently refitted bathroom, shower room
- Gas central heating, Upvc sealed unit double glazed windows
- Off road parking, garage, attractive gardens

## Guide Price £325,000

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## General Information

The property occupies a pleasant position just off the village centre. Stanton 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 and Diss is around 13 miles to the north.

Owned by our vendors for 25 years, the property is presented in excellent decorative order and has been maintained to a good standard. The accommodation is well proportioned and an extension to the front has added a porch, cloakroom and the 3rd bedroom is now a double in size. Benefits include Upvc sealed unit double glazed windows and gas-fired central heating.

On the ground floor: the porch with cloakroom off, leads into the entrance hall. The lounge/dining room is of a good size and has patio doors opening onto the garden. The kitchen is fitted with an attractive range of units and worktop surfaces. Features include a 5-ring gas hob, electric double oven, an integral dishwasher and fridge. The generous utility room provides more storage and space and plumbing for a washing machine.

On the first floor: The landing area gives access to the stylish, recently refitted bathroom and 3 double bedrooms. Bedroom 2 features fitted wardrobes and has an ensuite shower room.

Outside
To the front of the property, the drive provides parking for several vehicles and gives access to the garage, which has an electrically operated roller door. The rear gardens have been attractively landscaped having been partly laid to grass and feature several patio areas, providing plenty of space for family barbeques. A brick-built workshop/shed, with power and light connected, provides excellent storage.

Directions
Leave Bury St. Edmunds on the A143 Diss Road. Continue through the villages of Great Barton and bypass Ixworth. On reaching Stanton continue to follow the road and just before leaving the village turn right onto Hepworth Road, follow the road for a short distance and the property will be seen on the right.

**Porch**

**Cloakroom**

**Hallway**

**Lounge/Dining Room 23'6 x 12'1 max overall (7.16m x 3.68m max overall)**

**Kitchen 11'5 x 9'8 (3.48m x 2.95m)**

**Utility Room 9'6 x 7'11 (2.90m x 2.41m)**

**First Floor Landing**

**Bedroom 1 12'9 x 11'9 max overall (3.89m x 3.58m max overall)**

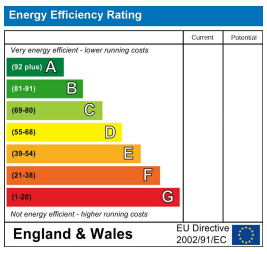
**Shower Room**

**Bedroom 2 12'9 x 9'4 max overall (3.89m x 2.84m max overall)**

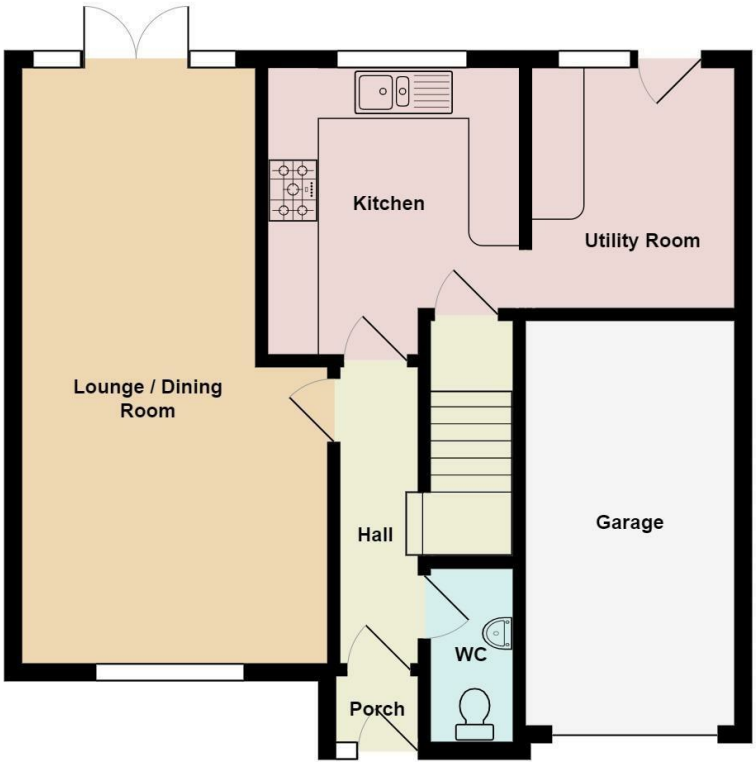
**Bedroom 3 11'10 x 7'10 (3.61m x 2.39m)**

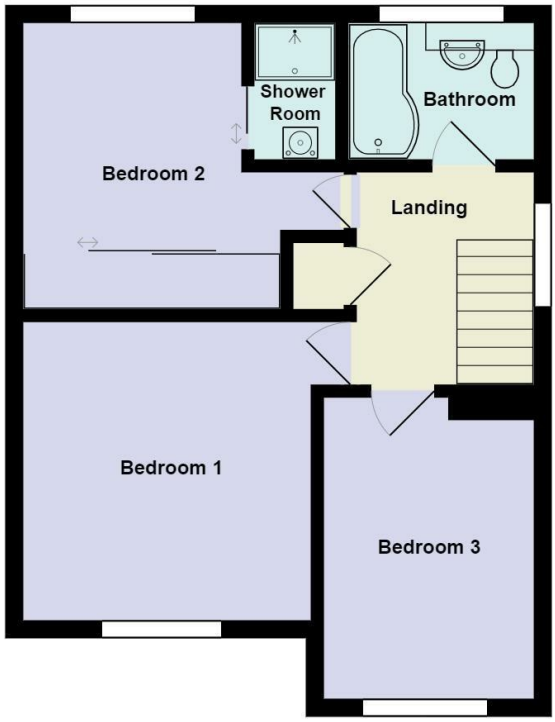
**Bathroom**

**Garage 16'7 x 8'6 (5.05m x 2.59m)**




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.


Kitchen
Utility Room
Lounge / Dining Room
Hall
Garage
WC
Porch


Shower Room
Bathroom
Bedroom 2
Landing
Bedroom 1
Bedroom 3

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