

Mortimer &
Gausden

INDEPENDENT ESTATE AGENTS



22 Michaelhouse Way,
Stanton, IP31 2XG

Offers In Excess Of
£210,000

Immaculately presented semi-detached bungalow in the heart of this well-served village

Occupying a convenient setting close to the village centre, this attractive bungalow has been thoughtfully updated by the current owners and is offered in superb condition throughout.

With a recently refitted kitchen and bathroom, a modern gas-fired boiler, and uPVC sealed unit glazing, the property is ready to move into and enjoy with nothing further to do.

The accommodation is both well-planned and practical, ideal for first-time buyers, those seeking to downsize, or anyone looking to enjoy life on one level in a thriving village community.

There is extensive parking, a single garage and enclosed private rear gardens.

- Beautifully presented modern bungalow
- Occupying a well served village location
- Hall, sitting room, refitted kitchen
- Double bedroom, refitted bathroom
- Gas fired central heating, uPVC glazing
- Enclosed gardens, garage and parking
- Early viewing advised



This well-maintained bungalow has benefited from a programme of improvements over the past few years.

An entrance hall with storage leads into the main accommodation, including a generous sitting room, a double bedroom, and a smartly refitted bathroom.

The kitchen has been thoughtfully updated and is fitted with a built-in oven, hob, dishwasher and fridge freezer, with a door leading out to the rear garden for added convenience. A utility cupboard in the hallway provides space for a washing machine and dryer.

The recently installed gas-fired combination boiler is situated in the loft and serves the heating and hot water system. The property has uPVC sealed unit glazing throughout and is presented in excellent order, making it an easy move for the next owner.

Outside, the driveway provides parking for a number of cars and leads to a garage, which is tucked away behind a fence. The rear garden is both enclosed and private, offering a sheltered setting for outdoor dining or simply unwinding at the end of the day.

The property is within easy walking distance of the village centre, with its shops, post office, doctor's surgery and other facilities. The historic market town of Bury St Edmunds is around 9 miles away, and Diss (with a mainline station to London) is around 12 miles to the north east.

COUNCIL TAX -BAND A - West Suffolk

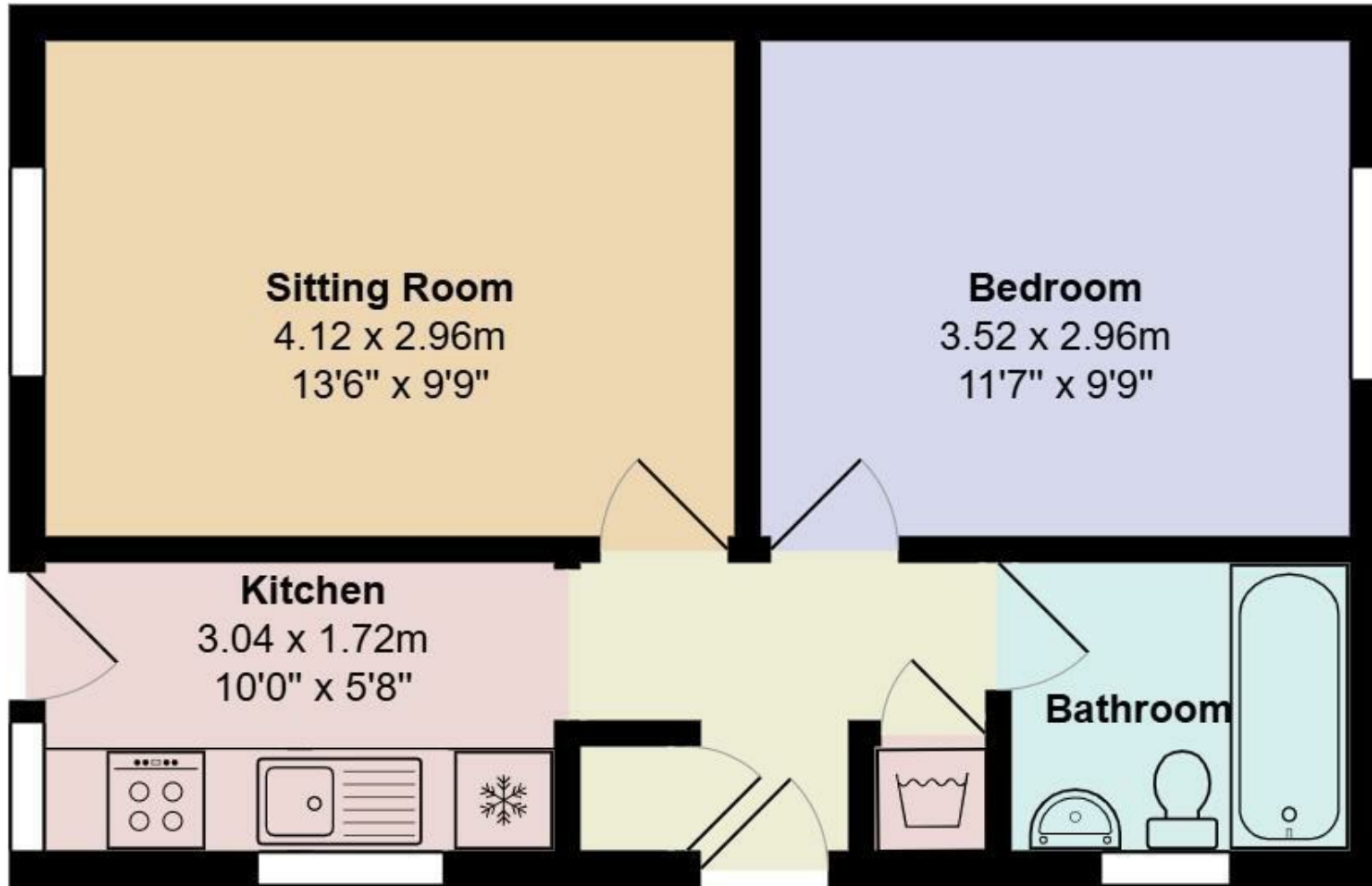
ENERGY PERFORMANCE RATING - C

SERVICES - Mains water, gas, electricity and drainage.

BROADBAND -Ofcom states ultrafast is available
Mobile - Ofcom states all mobile providers are likely.

WHAT3WORDS [///statement.shield.huddling](https://www.what3words.com/statement.shield.huddling)





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 fittings. 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 website, please contact our offices immediately.

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