Mortimer & Gausden

INDEPENDENT ESTATE AGENTS

19 Gilbert Road, Stanton,
Bury St. Edmunds, IP31 2AS

Guide Price
£325,000

A modern detached family house overlooking an open green

This CHAIN FREE modern detached house provides spacious and well planned accommodation - making it perfect for family living.

The property, which was built in 2016, enjoys a pleasant position overlooking a grassed recreation area and is within easy reach of the village centre. In our opinion, the house would be perfect for a growing family or indeed anyone looking for a sound investment.

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.

- CHAIN FREE detached family home
- Occupying a well served village location
- Hall, cloakroom, spacious sitting room
- Kitchen/breakfast room, dining room
- Master bedroom with en suite shower
- 3 further bedrooms with fitted wardrobes
- Gas central heating, uPVC glazing
- Garage, parking, enclosed gardens

On the ground floor: The entrance hall has a cloakroom off and leads through to the sitting room. The modern kitchen/breakfast room has ample cupboard and worktop space and includes an integrated fridge/freezer, dishwasher, washing machine, gas hob and electric oven. The separate dining room has patio doors to the rear garden.

On the first floor: The landing gives access to all 4 bedrooms and the family bathroom. The master bedroom includes quality fitted storage and an en suite shower room. The 3 remaining bedrooms all have fitted wardrobes.

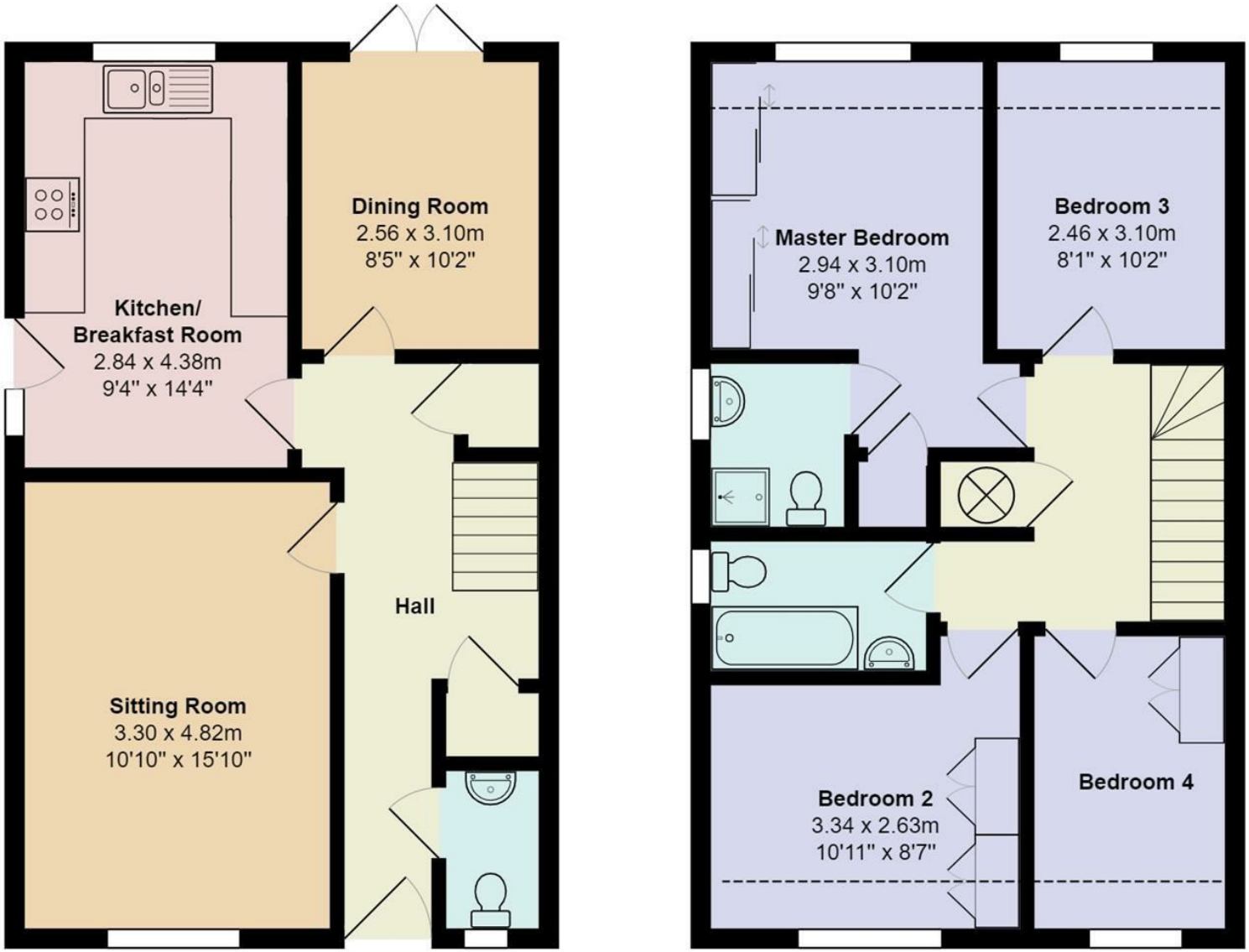
The property is served by gas fired dual zone central heating and uPVC sealed unit double glazing. Given the modern high standards of construction, the house is very energy efficient, as indicated in the EPC report.

Outside
The front of the house overlooks an open green. The enclosed rear gardens include and area of lawn and a sheltered patio area. There is a large single garage to the rear of the house, which has lots of roof storage and light and power connected. There is further parking to the front of the garage.

Agents note: As is common with many modern developments, there is an annual maintenance charge of approximately £188 per annum which covers the cost of maintaining all communal landscaping - keeping the development smartly presented. This charge has already been paid up until April 2025.

COUNCIL TAX - BAND D
ENERGY PERFORMANCE RATING - 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 take the first right hand turning onto Old Bury Road. Follow the road through the village eventually leading into Hepworth Road then take the right hand turning into Gilbert Road.



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