Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

10 Dudding Walk, Stanton, Bury St. Edmunds, Suffolk, IP31 2BQ

FANTASTIC FAMILY HOME – This attractively presented modern detached house offers well proportioned accommodation and enjoys far reaching views across open countryside.

The house is located on the very edge of a popular development but is still within easy reach of all local amenities

- Spacious and well appointed modern detached house
- Occupying a superb village setting with lovely views
- Hall, cloakroom, sitting room, dining room, fully fitted kitchen
- Master bedroom with en suite shower, 3 further bedrooms, bathroom
- Gas fired central heating, uPVC sealed unit glazing
- Enclosed gardens, cart lodge and additional parking

Guide Price £325,000

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

10 Dudding Walk, Stanton, Bury St. Edmunds, Suffolk, IP31 2BQ

General Information

The property occupies a prime edge of development setting, facing open countryside and within easy reach of all amenities. 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.

The property was built in 2015 and has been owned since new by the present vendors. In our opinion, the house offers larger rooms than are often associated with new homes - making it perfect for family living.

The welcoming 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 oven. The separate dining room, with patio doors to the rear garden, is currently being used as a second family room. Upstairs is the master bedroom with an ensuite shower room. There are 3 further bedrooms, 2 of which are doubles, and the family bathroom.

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
As previously mentioned, the front of the house overlooks open farmland with the small open plan front gardens being mostly hard landscaped for ease of maintenance. The rear gardens afford a surprisingly good degree of privacy and are a little larger than many other plots on the development. Laid mainly to lawn with a sheltered patio area, the fence-enclosed gardens include a side gate leading to the open cart lodge and a further parking area.

Agents note: As is common with many modern developments, there is an annual maintenance charge of approximately £210 per annum which covers the cost of maintaining all communal landscaping - keeping the development smartly presented.

COUNCIL TAX - BAND D

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. Follow the road, then take the turning on the left into Dudding Walk.

Entrance Hall

Cloakroom

Sitting Room 15'9 x 10'10 (4.80m x 3.30m)

Dining Room 10'2 x 8'5 (3.10m x 2.57m)

Kitchen 14'4 x 9'4 (4.37m x 2.84m)

Master Bedroom 10'4 min x 9'8 (3.15m min x 2.95m)

En Suite Shower

Bedroom 2 11'3 x 8'7 (3.43m x 2.62m)

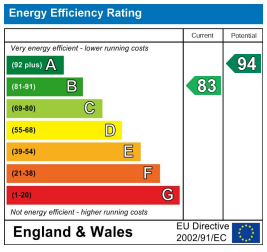
Bedroom 3 10'2 x 8'1 (3.10m x 2.46m)

Bedroom 4 10'4 x 6'4 (3.15m x 1.93m)

Family Bathroom

Open Cart Lodge

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.

Dining Room
Kitchen/
Breakfast Room
Hall
Sitting Room
Master Bedroom
Bedroom 3
Bedroom 2
Bedroom 4