

THE
**Mortimer
& Gausden**
PARTNERSHIP

Walnut Lodge Bury Lane,
Stanton, IP31 2DF

Offers In Excess Of
£550,000

Individually designed detached chalet bungalow offering superb space and flexibility

Built around 10 years ago to a high specification, this impressive detached chalet bungalow is a great deal larger than it first appears and provides an impressive range of accommodation.

At the heart of the home is a stunning kitchen/dining/family room, with a vaulted ceiling and plenty of natural light. There are three double bedrooms on the ground floor, including a main bedroom with an en-suite shower room and walk-in dressing room. There is a further double bedroom on the first floor with an adjoining galleried study/home office area.

The property has been owned from new by the present vendor and includes a pleasant conservatory and a spacious separate sitting room. Set in private gardens, there is ample parking and a single garage.

In our opinion, this unique home would be ideal for families or indeed anyone looking for excellent reception space and well-proportioned bedrooms.

- Individually designed detached village home
- Around 1800 sq ft of flexible accommodation
- Kitchen/dining/family room with vaulted ceiling
- Sitting room, conservatory, galleried study area
- 5 Double bedrooms, en suite, dressing room
- Detached garage, extensive parking
- Enclosed very private gardens
- Gas central heating (underfloor) uPVC glazing



The property, which is light, bright and very spacious, benefits from gas-fired underfloor heating and uPVC sealed unit glazing, and in more detail comprises:

On the ground floor:

A welcoming entrance hall gives access to a useful utility room and has double doors leading into the superb kitchen/dining/family room. This wonderful space is undoubtedly the heart of the home, with a vaulted ceiling, lots of natural light and doors leading directly out to the patio terrace, making it perfect for entertaining.

The kitchen area includes an extensive range of cupboards with quartz work surfaces over. There is a matching central island and plenty of appliance space. Integrated appliances include a dishwasher, waste disposal unit, double oven, hob and hood.

There is a separate sitting room which has a feature fireplace currently fitted with an electric fire, we understand the chimney would also be suitable for an open fire or woodburner if preferred. French doors lead into a very pleasant conservatory overlooking the garden.

The ground floor also includes a family bathroom and four good-sized double bedrooms. The main bedroom benefits from both an en-suite shower room and a walk-in dressing room.

On the first floor:

A large gallery landing room which is currently used as a study area, leads through to a fifth double bedroom, which has excellent built-in storage.

Outside:

The property is set within private enclosed gardens. A driveway provides parking for a number of cars and leads to a single garage. The rear garden includes a patio terrace, approached from the kitchen/dining/family room, with the remainder laid mainly to lawn and including a garden shed.

Agent Notes:

EPC - C

Council Tax - E , West Suffolk

All mains services are connected

What3Words: ///total.blazing.newsprint

Ofcom States - Superfast Broadband available.

Ofcom States - All mobile providers all likely, outdoors.





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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