



**Goldsmith Way, Stanton**

**Sheridans**







## Goldsmith Way, Stanton IP31 2FD

Guide Price £235,000

We are pleased to offer to the market this two bedroomed bungalow, benefitting from a manageable garden in a much sought after residential road in a convenient location in Stanton which offers great potential to improve and extend, subject to planning and building regulations. We would thoroughly recommend an internal viewing in order to fully appreciate the lifestyle and potential on offer.

The accommodation in brief is as follows: Entrance into the property via the front door into a spacious front aspect sitting room and an open plan to the dining room. There is a comprehensively modern re-fitted kitchen which has a window to the rear aspect.

From the inner hallway all bedrooms can be accessed in addition to the modern bathroom room which has been re-fitted. The master bedroom features two spacious built-in wardrobes. Bedroom two has views to the private garden laid to lawn.



### Outside

To the front of the bungalow there is a good sized brick block driveway for several cars. At the rear of the property there is a large garden laid mainly to lawn with a selection of shrubs and bushes, backing onto a private woodland.

### Location

The thriving community of Stanton is situated amid the gently undulating Suffolk countryside approximately 10 miles north east of the historic cathedral town of Bury St Edmunds. Regularly featured in the national press as one of the very best places to live in Eastern England, Bury is noted for its excellent schools, its superb shopping, and its first-class cultural and recreational facilities.

Meanwhile, some 10 miles from Stanton in the opposite direction, and just over the border in Norfolk, is the attractive market town of Diss, which also provides an excellent range of everyday amenities - plus a direct mainline rail link to London's Liverpool Street.



- Semi detached bungalow set in a quiet location
- Open plan living/dining room
- Two bedrooms
- Family bathroom
- Large south facing garden
- Garage
- Off road parking

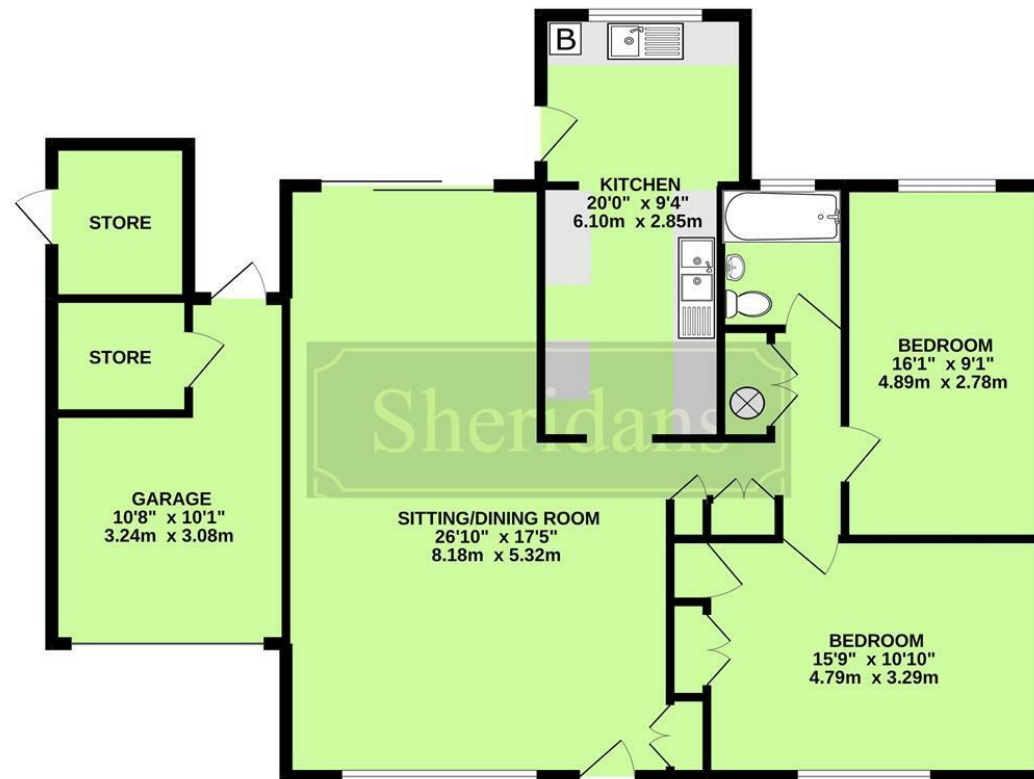
### Directions

From the direction of the A143, turn right onto Goldsmith Grv, Partial restricted usage road, turn left onto Goldsmiths Way and the property will be found on the right-hand side.

### Services

All main services connected. Council tax band C. EPC Rating D.





Measurements are approximate. Not to scale. Illustrative purposes only  
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These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

#### Sheridans Estate Agents

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