



Duke Street, Stanton

Sheridans



Duke Street, Stanton IP31 2AB

Guide Price £475,000

This individual detached home provides a surprising level of versatile and accommodation extending to approximately 2100 sq ft, whilst complemented by countryside views to the rear and a small lane setting on the edge of a well served village location.

The accommodation currently in brief comprises; entrance door opens to Entrance Hall with built in cupboard and door to Sitting Room; a light and airy south facing reception with three windows to front and one window to side. Opening to Dining Room; with window to side and opening to Kitchen; fitted with a stunning range of units providing plenty of drawer and cupboard space beneath polished Granite preparation surfaces and complemented by integrated quality appliances. Utility Room; fitted units with sink, access to Boot Room with door to garden.

Family Room; with stairs off to first floor, French doors to garden, windows to rear, oak and glass doors opening to Snug; a cosy reception, currently with built-in cupboard and door returning to Entrance Hall. Ground floor Bedroom, with built-in wardrobe cupboard with windows to side.

Bathroom, stylishly refitted with a white suite comprising Bath, sink and close coupled WC.

On the first floor is a landing with a good sized bedroom currently being used as a dressing room, shower room and main bedroom, the largest of which has French doors leading to a rear balcony overlooking open countryside.

Outside

To the front is a shingle driveway providing vehicle parking and to the rear, the garden provides further scope with a large shed that has supplied with power and lighting. The rear gardens back onto open countryside.

Location

The property enjoys an attractive position backing onto farmland along a small lane, situated on the outskirts of the village.

Directions

From Bury St Edmunds proceed north east towards Diss on the A143. Follow the road through Great Barton and Ixworth. As you travel on A143 through Stanton turn left on B1111 towards Barningham and Duke Street is the first lane on the right. The property can be found towards the end of the lane

- Entrance hall
- Superb kitchen breakfast room
- Spacious light and airy sitting room
- Dining room
- Snug
- Family room
- Utility, boot room
- Three bedrooms (main with balcony), bathroom and shower room
- Driveway
- Gardens overlooking open countryside

on the left hand side.

<https://what3words.com///stupidly.poets.whizzing>

Services

Mains electricity, drainage and water. Heating - Oil fired radiator central heating

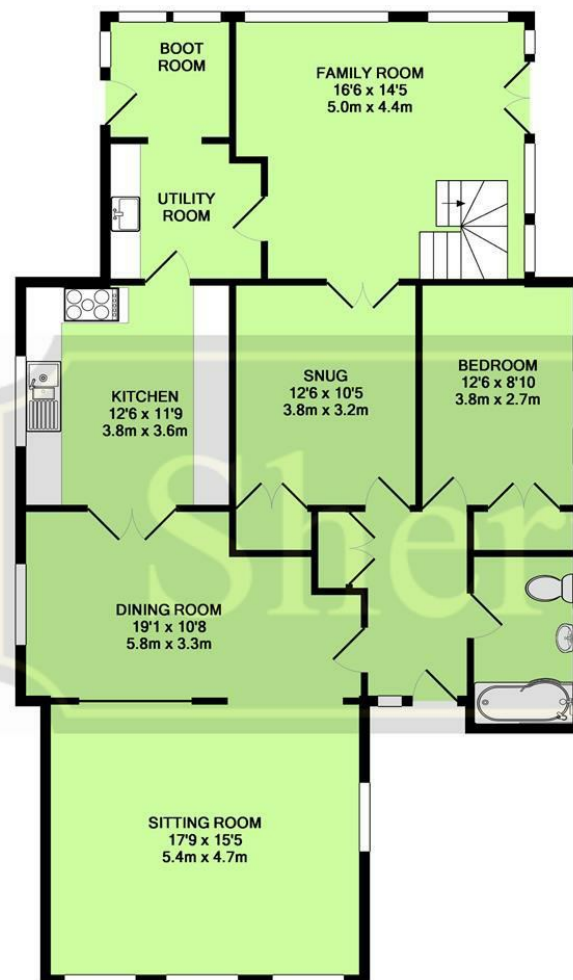
Council Tax: West Suffolk Band: D

Broadband speed: Up to 45 mbps available (Source Ofcom)

Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

Flood Risk: Low Risk

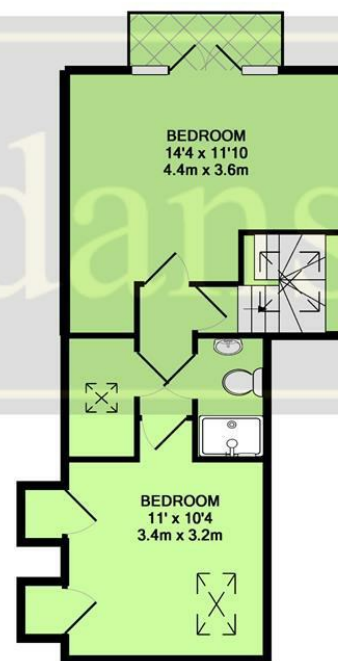




GROUND FLOOR

TOTAL APPROX. FLOOR AREA 2153 SQ.FT. (200.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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1ST FLOOR

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.

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