



Rose & Crown Court, Stanton, Suffolk  
£385,000

 4  2  2  B

**Nestled in the charming area of Stanton, this stunning four-bedroom detached house offers a perfect blend of modern living and comfort. Built in 2026, this new build boasts a generous 1,432 square feet of well-designed space, making it an ideal family home.**

**As you enter, you are greeted by two spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The ground floor features underfloor heating, ensuring a warm and inviting atmosphere throughout the year. The heart of the home is undoubtedly the stylish kitchen, which seamlessly connects to the living areas, creating an open and airy feel.**

**The property comprises of three double bedrooms and one single bedroom, providing ample space for family members or guests. The master bedroom is a true retreat, complete with an en-suite bathroom for added privacy and convenience.**

**The driveway has space for up to four vehicles, a rare find in many modern homes. The property benefits from underfloor heating on the ground floor powered by a heat pump system which is not only energy-efficient but also contributes to a comfortable living environment.**

**With a New Build Warranty in place, you can rest assured this property is built to the highest standards. This delightful home in Stanton is perfect for those seeking a contemporary lifestyle in a peaceful setting. Don't miss the opportunity to make this exceptional property your own.**

- Four Bedroom, Detached House
- BRAND NEW
- 10 Year Warranty
- Integrated White Goods
- Freshly Laid Lawn and Patio
- Three Double Bedrooms and One Single
- Downstairs Cloakroom
- Three Piece Suite Bathroom
- Master Bedroom with En-Suite
- Large Driveway





#### **LOCATION**

Stanton is a small village in the West Suffolk district of Suffolk in eastern England, about nine miles north-east of Bury St Edmunds, on the A143 road to Diss. Close to the village, lies the former WWII airfield RAF Shepherds Grove. There are plenty of convenient amenities in Stanton, which makes it ideal for family living. There is a Primary School, Post Office, Community Centre, Doctors Surgery, Church, Local Supermarkets, Pubs, together with a Bakery specialising in traditional and artisan breads, pastries and cakes. Wyken Vinyards, which is home to an award winning Restaurant and Cafe is a short distance away. The historic market town of Bury St. Edmunds is around an 18 minute drive to the south, which offers a wider range of facilities including shopping, parks, recreational activities and far more. Diss is around 13 miles to the north, with a mainline rail link to London Liverpool Street.

#### **ENTRANCE HALL**

9'1" x 5'0" (2.78m x 1.54m)

Front entrance from front door, carpeted stairs up to the first floor, wood effect flooring, double glazed window.

#### **LIVING ROOM**

21'11" x 12'10" (6.69m x 3.92m)

Double Doorway from Entrance Hall into Living Room, Wood effect flooring, Two Double Glazed Windows, Double Doorway into Kitchen/Dining Room, Door into Cloakroom and Under-Stairs Storage.

#### **CLOAKROOM**

6'0" x 4'3" (1.85m x 1.31m)

WC and Hand-Washing Basin, Double Glazed Obscured Window, Wood Effect Flooring





#### **KITCHEN/DINING ROOM**

17'9" x 12'3" (5.43m x 3.74m)

Wood Effect Flooring, Double Glazed Windows and French Doors onto Patio Area. Base and Wall Units with Eye-Level In-Built Oven, Integrated Hob, Washing Machine, Fridge/Freezer, Dishwasher, Enamel Sink, Brushed Chrome Detailing, Large Pantry Double Cupboard, door into Airing/Boiler Cupboard.

#### **STAIRS & LANDING**

Cream Carpeted with Double Glazed Window on Landing to side elevation, Wooden doors into Four Bedrooms and Family Bathroom.

#### **MASTER BEDROOM**

12'0" x 10'1" (3.67m x 3.09m)

Cream Carpet, Wooden Door into Hallway and En-Suite, Double Glazed Window

#### **EN-SUITE**

8'8" x 2'11" (2.66m x 0.89m)

Three Piece Suite; WC, Hand-Washing Basin, Shower Cubicle

#### **BEDROOM TWO**

14'10" x 8'7" (4.54m x 2.63m)

Double Bedroom, Cream Carpet, Double Glazed Window to Front elevation, Wooden Door to Hallway

#### **BEDROOM THREE**

12'4" x 8'4" (3.77m x 2.55m)

Double Bedroom, Cream Carpet, Double Glazed Window to rear elevation, Wooden Door to Hallway

#### **BEDROOM FOUR**

8'7" x 6'7" (2.63m x 2.02m)

Single Bedroom, Cream Carpet, Double Glazed Window to front elevation, Wooden Door to Hallway

#### **BATHROOM**

6'0" x 11'3" (1.85m x 3.44m)

Three Piece Suite; WC, Hand-Washing Basin, Bath with Over-Head Shower. Tiled Flooring and Walls around wet areas.

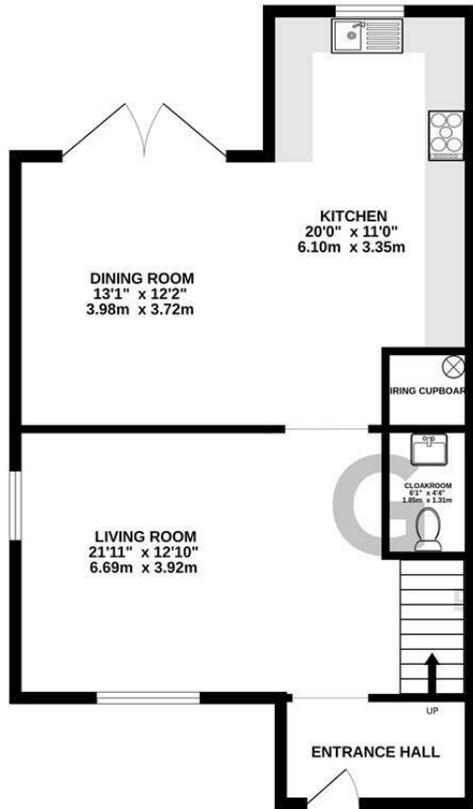
#### **GARDEN**

Freshly Laid Lawn and Patio area with French Doors from Kitchen/Dining into Garden.





GROUND FLOOR  
682 sq.ft. (63.4 sq.m.) approx.



1ST FLOOR  
619 sq.ft. (57.5 sq.m.) approx.



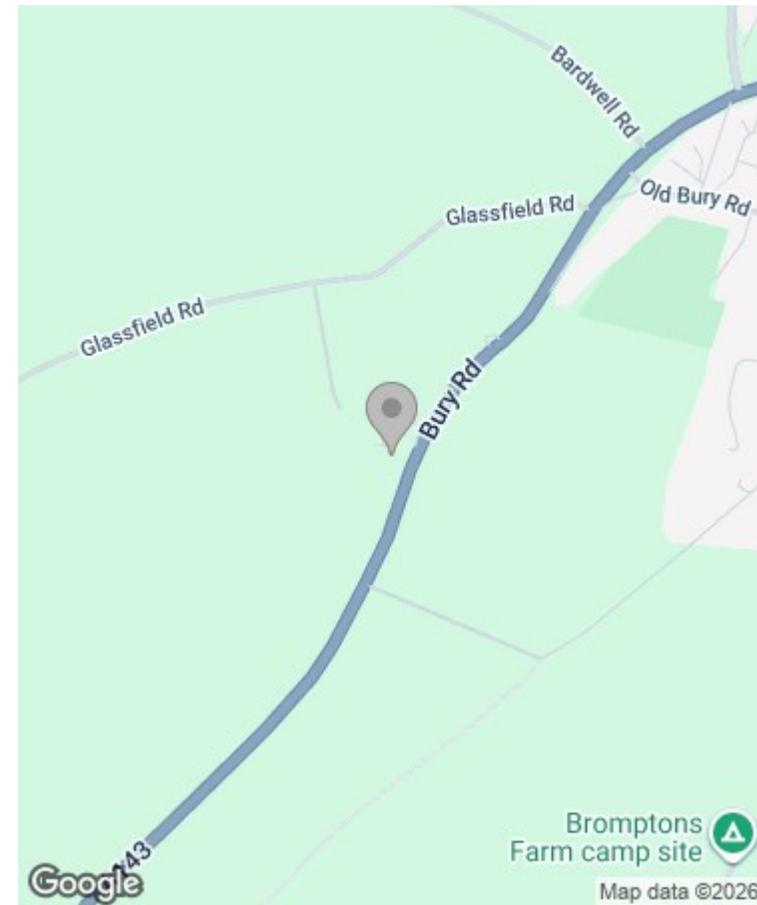
TOTAL FLOOR AREA: 1301 sq.ft. (120.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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## Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	