



Gilbert Road, Stanton, Bury St. Edmunds, Suffolk, IP31 2AS

MARK · EWIN
BURY ST EDMUNDS

Gilbert Road, Stanton,
Bury St. Edmunds,
Suffolk, IP3 1 2AS

Enjoying a delightful outlook over a green to the front, this well-presented and spacious three-bedroom, semi-detached, property is located in the well-served village of Stanton.

Stanton offers an array of facilities including preschool and primary schooling, a local supermarket, hairdressers, post office, public house and petrol station with store.

The property commences with a welcoming entrance hall, there is a conveniently placed cloakroom and useful under stairs storage space and cupboard, the sitting / dining room offers plenty of space and French doors lead to the garden. The kitchen offers a range of Shaker style wall and base level units with built-in oven and hob with extractor over, the kitchen also offers a built-in dishwasher and fridge freezer.

Moving to the first floor, the three bedrooms can be found with the principal bedroom benefitting from an en-suite and the family bathroom completes the accommodation on offer.

Outside, a pathway leads to the entrance door flanked by lawn and planted beds. The rear garden is mainly laid to lawn with a paved patio area and offers an area laid to decking. The garden is enclosed by fencing with a side access gate.

A single garage is located at the rear of the property, together with a parking space, both of which are accessed via a private road to the side of the property.

Agents note: A service Charge of £187.95 per annum is payable for the upkeep of the communal areas of the development.



Directions

Travelling along the A143 through Stanton towards Diss, turn right onto Hepworth Road and left into Gilbert Road, follow this road until you see the green and the property will be located on your right-hand side.

Location

Stanton village offers a great range of amenities including chip shop, local store, post office, farm shop, public house and schooling. Stanton is central in regards to access towards Diss or Bury St Edmunds. There is a regular bus service to the historic market town of Bury St Edmunds which provides an extensive range of shopping facilities, including the Arc Shopping Centre. There are also excellent educational, recreational and cultural facilities and for those needing to commute there is convenient access to the A14, which provides links to Cambridge, Ipswich and London / Stanstead Airport via the A11/M11.

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Accommodation:

Entrance Hall

Cloakroom 6' 3" x 6' 5" (1.91m x 1.95m)

Kitchen 11' 9" x 8' 6" (3.57m x 2.58m)

Sitting / Dining Room 17' 0" x 15' 5" (5.18m x 4.71m)
maximum

First Floor Landing

Bedroom One 13' 9" x 9' 1" (4.20m x 2.77m)

Bedroom Two 11' 6" x 8' 7" (3.51m x 2.62m)

Bedroom Three 9' 9" x 6' 1" (2.98m x 1.85m)

Bathroom 5' 7" x 6' 7" (1.69m x 2.00m)

Outside

Garage & Parking

Front & Rear Gardens

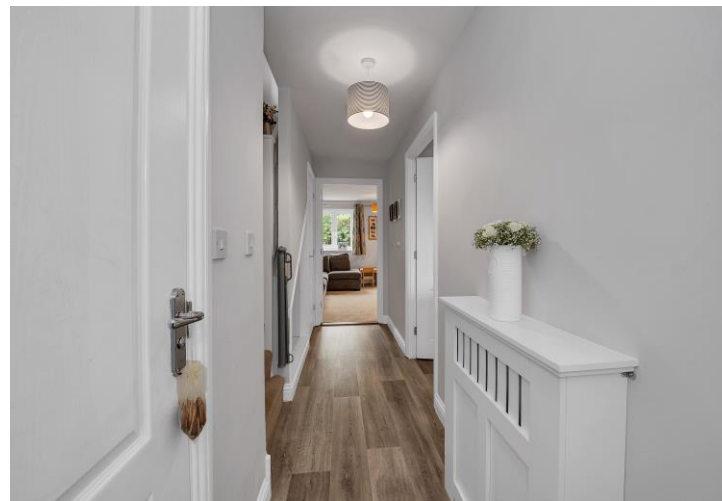
Additional Information:

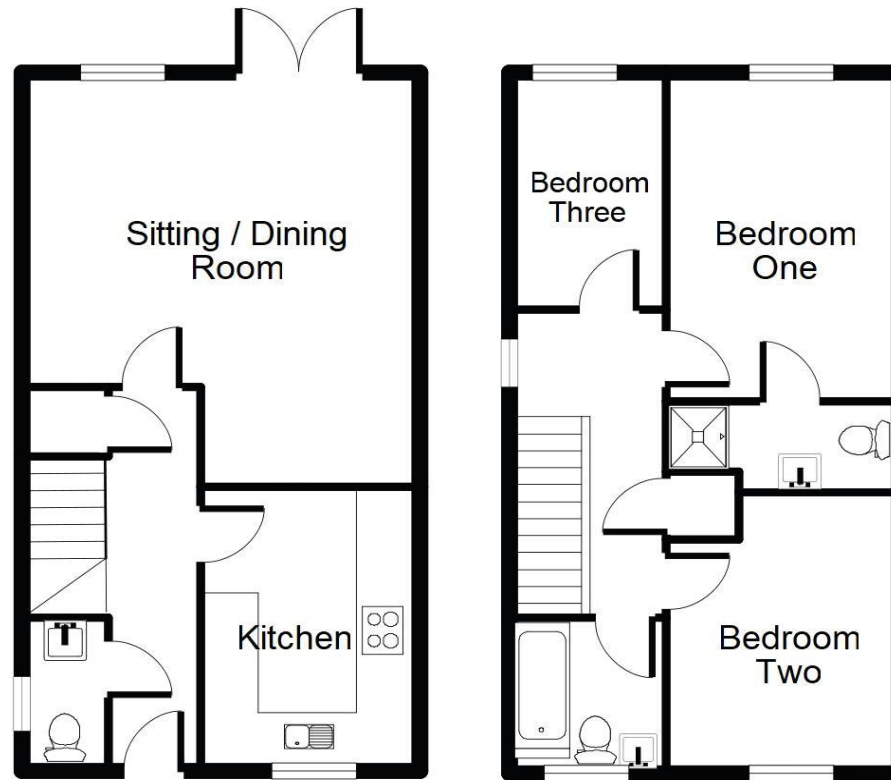
Council Tax Band: C

EPC Rating: B

Tenure: Freehold

Offers Over £250,000
Freehold





For identification only - Not to scale
(c) Visual Floor Planner

MONEY LAUNDERING REGULATIONS 2003: Purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

PLEASE NOTE: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the Agents.

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