



GRACE
ESTATE AGENTS



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



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GRACE ESTATE AGENTS are delighted to be offering this Brand New, Four Bedroom Detached Home in the Village of Stanton, West Suffolk. The property is being sold CHAIN FREE and is perfect for your next family home.

- **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**

PROPERTY

Peacefully tucked into the corner of a new Cul-De-Sac, the plot offers a large driveway, with access to the spacious rear garden, laid to Lawn and Patio. Upon entering the property, there is a spacious Entrance Hall with stairs up to the first floor. You then walk through into the large Living Room with access to the Kitchen/Dining Room and Cloakroom. There is also under-stairs storage which can be accessed from the Living Room. The Kitchen and Dining Room provides a light and open space, perfect for family living or entertaining guests. With Patio doors into the rear garden, this space is perfect for those summer evenings and lets in plenty of natural light year-round.

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, a Bakery and more. 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.

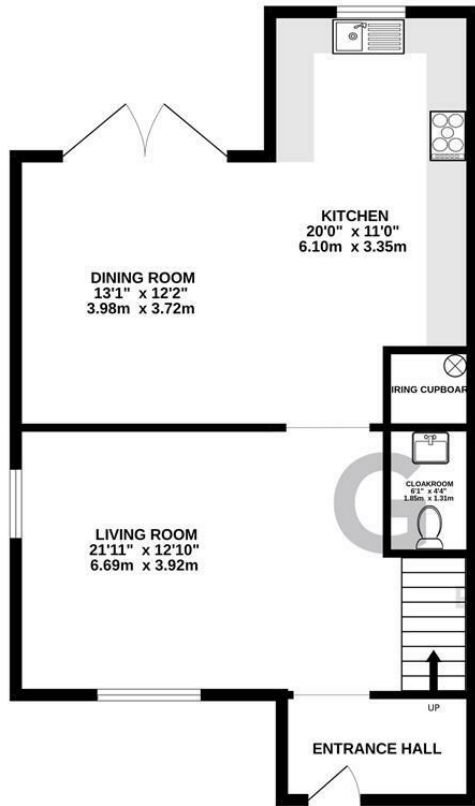
GARDEN

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.



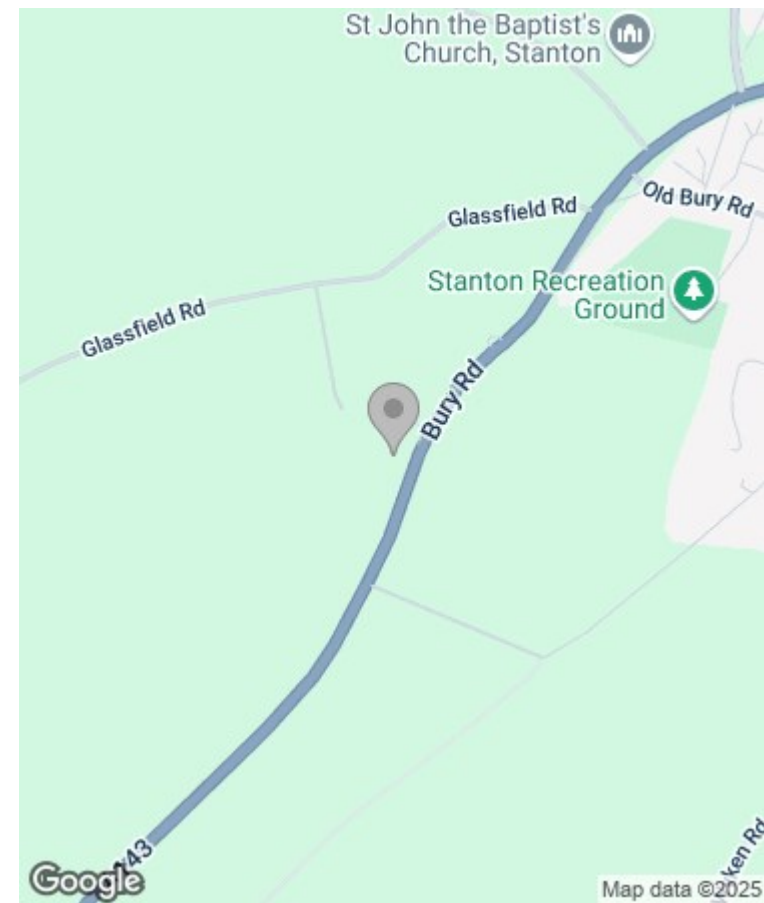
TOTAL FLOOR AREA: 1301 sq.ft. (120.9 sq.m.) approx.

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 firms 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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