

oakheart

£200,000

Offers In Excess Of  
Michaelhouse Way, Stanton

Located in the charming village of Stanton, Suffolk, this beautifully presented one bedroom semi-detached bungalow offers a comfortable lifestyle, and benefits from being just a short drive from the vibrant towns of Bury St Edmunds and Diss.

The property is approached via a gravel driveway providing off-road parking for two to three vehicles. Secure gates lead through to a detached garage, offering additional storage or parking options.

Entry to the property is from the side, stepping into a welcoming hallway. Here, you'll find two large built-in storage cupboards - one that conveniently

houses the washing machine, keeping laundry neatly tucked away.

To the rear of the property is the living room. With a large window overlooking the private rear garden, this room is ideal for relaxing or entertaining. Adjacent to the living room is a stylish and modern kitchen, featuring integrated appliances, contemporary units, and concealed lighting. A side-facing window plus a glazed rear door provides plenty of natural light.

At the front of the bungalow, the double bedroom is generously proportioned and offers ample space for furniture. The modern bathroom also located at the front, is finished in a stylish and contemporary way, and includes a full suite

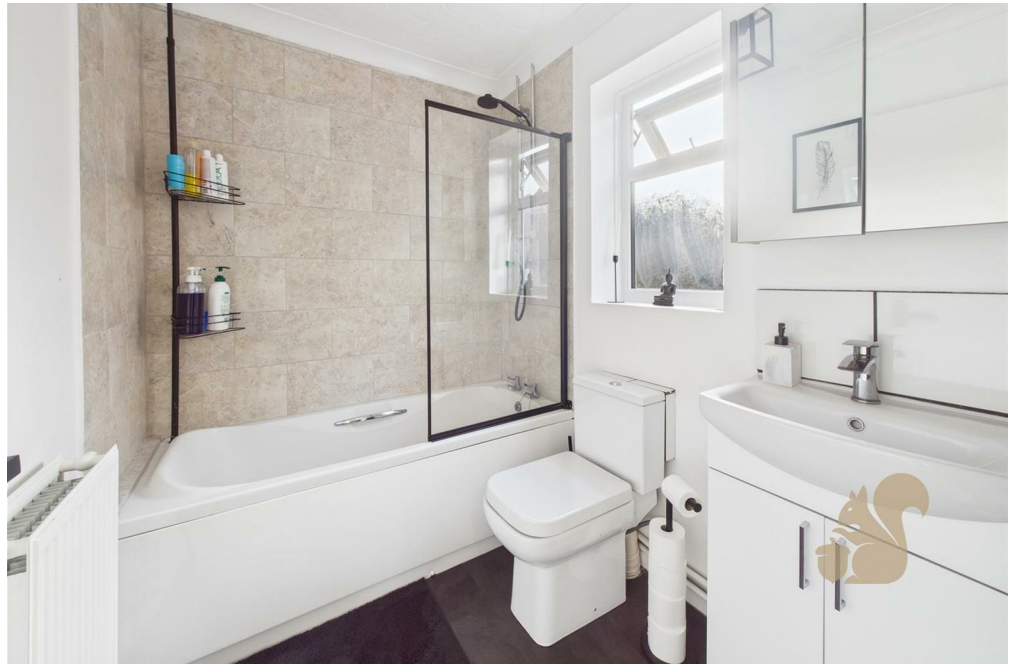
with a bath and a shower over.

The rear garden is a particular highlight—mainly laid to lawn and offering a good degree of privacy, creating a tranquil outdoor space. The side gates open up to allow access to the detached garage, making this property as practical as it is appealing.

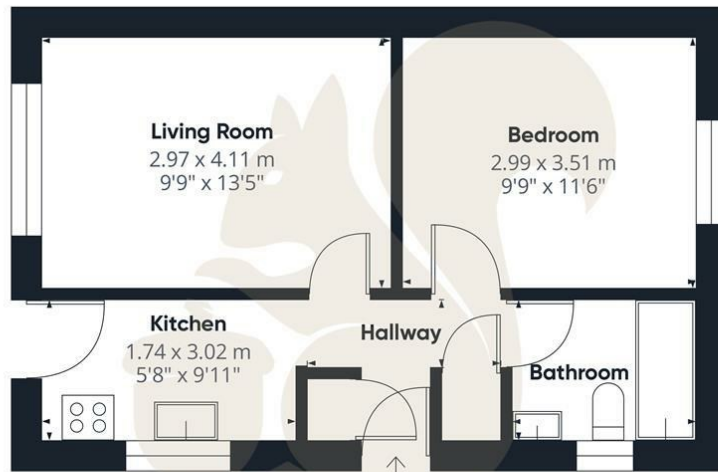
Presented in excellent condition throughout, this well maintained bungalow offers easy single-level living, ideal for first-time buyers, downsizers, or those seeking a low-maintenance home in a peaceful setting. Features such as ample off-road parking, a garage, and a private garden further enhance its appeal. Early viewing is highly recommended.



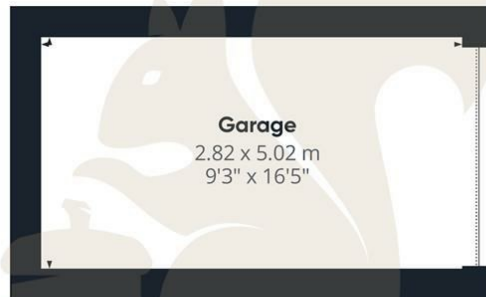








Ground Floor Building 1



Ground Floor Building 2

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Approximate total area<sup>(1)</sup>  
49.9 m<sup>2</sup>  
536 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:  
West Suffolk

Tenure:  
Freehold

Council Tax Band:  
A

### 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>                            | 70                                                                                                           | 77        |
| (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  |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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