





## 2 Parkside

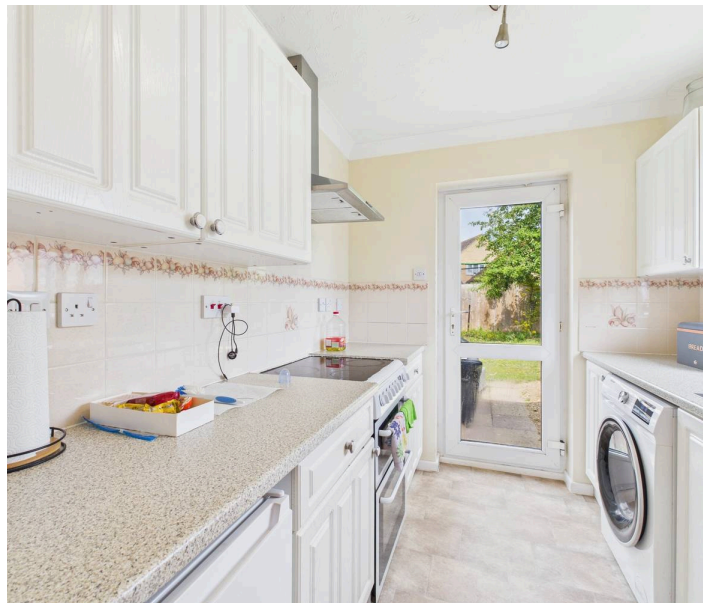
Stanton, IP31 2XL

Two-bedroom detached bungalow nestled in the idyllic village location of Stanton. This property boasts a lounge / diner, perfect for relaxation or entertaining guests. With a shower room and gas heating system, ensuring both comfort and convenience for its future residents. The property benefits from a garage and driveway, and a generous rear garden. Don't miss out on this opportunity to own a piece of village tranquillity. Contact us now to arrange a viewing and secure this delightful property before it's gone!

Council Tax band: B

Tenure: Freehold

- TWO BEDROOMS
- DETACHED BUNGALOW
- LOUNGE / DINER
- GAS HEATING
- IDYLLIC VILLAGE LOCATION
- GARAGE & DRIVEWAY
- SHOWER ROOM
- GENEROUS REAR GARDEN
- CHAIN FREE
- CALL NOW TO VIEW!







### **Lounge / Diner**

11' 3" x 13' 5" (3.44m x 4.10m)

Bay window to front, feature electric fireplace with surround, with radiator, and carpet flooring.

### **Kitchen**

7' 3" x 8' 2" (2.21m x 2.50m)

Window to side, matching wall and base units with worktop over, inset 1 bowl sink unit with individual taps over, space for electric cooker with cooker hood over, washing machine, and fridge, with tile effect vinyl flooring, and door to rear garden.

### **Hallway**

4' 8" x 5' 1" (1.43m x 1.54m)

Doors to both bedrooms, family bathroom, and storage cupboard housing the gas fired boiler, with carpet flooring, and access to loft via ceiling hatch.

### **Bedroom 1**

10' 4" x 10' 10" (3.16m x 3.30m)

Window to front, built-in wardrobe, with radiator, and carpet flooring.

### **Bedroom 2**

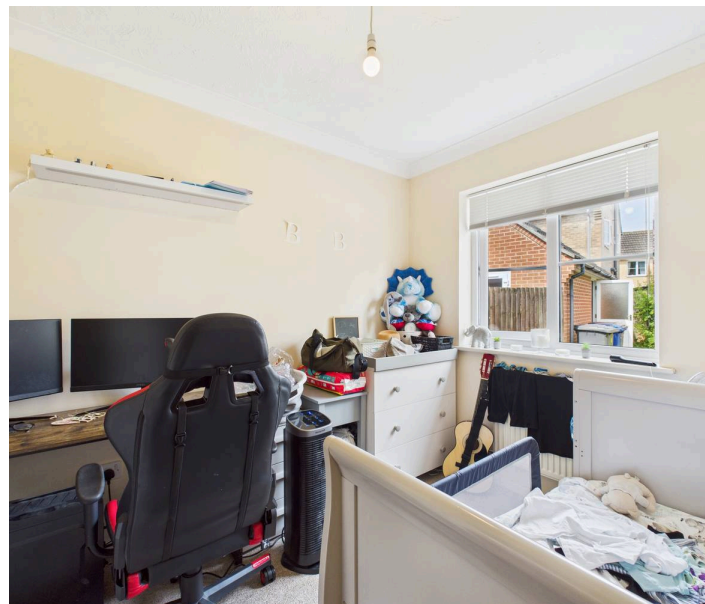
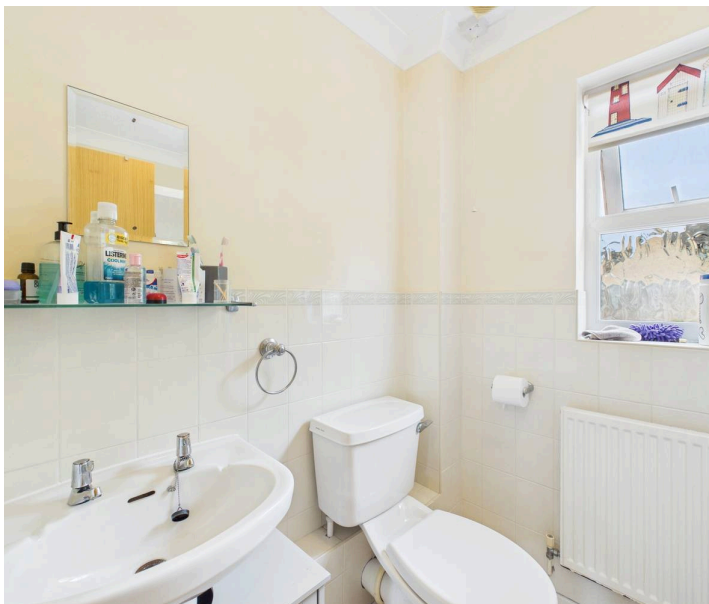
7' 3" x 8' 7" (2.22m x 2.61m)

Window to rear, with radiator, and carpet flooring.

### **Shower Room**

6' 9" x 5' 7" (2.05m x 1.70m)

Frosted window to rear, shower cubicle with electric shower over, low level W/C, wash basin with individual taps over, partial wall tiling, with radiator, and vinyl flooring.





FRONT GARDEN

Mainly laid to lawn, with pathways leading to the front door and side access gate.

REAR GARDEN

Enclosed rear garden, mainly laid to lawn, with patio area to the immediate rear of the property, established tree, pathway leading to the side access gate to front, and single door to garage.

Garage

16' 9" x 8' 11" (5.10m x 2.72m)  
Up and over door to front, with single door to rear garden.

Parking

The property benefits from a driveway to the front of the garage providing off-road parking, with further on-road parking available on a first come, first served basis.

Agents Note

This property falls under a B band for the local council tax and costs approximately £1,724.80 per annum for 2025/26.

Anti-Money Laundering Regulations

Fees apply, please visit our website for full terms and conditions.

Viewing

Strictly by an appointment via Lawson's Estate Agents 01842 755422.

Financial Advice

Lawson's Estate Agents can offer an independent mortgage and insurance service free of charge and without obligation. Please call 01842 755422 to make an appointment.

Disclaimer

No appliances have been tested and these details and measurements are produced as a guide only and do not constitute any form of contract or warranty. Please make your own investigations and survey as to the condition of any items mentioned. Photographs may illustrate certain items that are not included in the sale.

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