



**2 The Street,
Stanton, Suffolk**

**DAVID
BURR**



2 The Street, Stanton, Suffolk, IP31 2BP

Stanton is located centrally between the well served cathedral town of Bury St Edmunds (9 miles) and the market town of Diss (12 miles). Stanton has a good range of local amenities including post office, newsagents and store, garage, parish church, public house, doctor's surgery/health centre and primary school with pre-school to name a few. There is a large modern and well-equipped village hall which is used by many local groups and societies together with children's play areas, tennis courts and football fields. The well renowned Wyken Vineyard with Farmers Markets, Leaping Hare Restaurant and shop are on the village periphery.

A delightful Grade II Listed Semi-Detached period cottage.

Located in the heart of this popular Mid Suffolk village, this charming cottage offers almost 1800 sq feet of accommodation. The property features a blend of period charm and modern amenities, including three generous reception rooms, a well-appointed kitchen, a recently modernised utility room, and a ground floor shower room with W/C. Upstairs, you'll find three double bedrooms and a recently modernised luxury bathroom. The delightful cottage garden provides a high degree of privacy and seclusion and is well stocked with mature flower and shrub beds. The garden is fully enclosed with a gated driveway providing access to the rear and off-road parking.

Entrance Hall: provides access to the ground floor accommodation and stairs to the first floor.

The Sitting Room: features a large exposed brick inglenook fireplace, exposed beams, and two windows to the front aspect, filling the room with natural light.

Dining Room: includes an exposed brick inglenook open fireplace, exposed ceiling and wall beams, a window to the front aspect, and a large under-stairs storage cupboard.

Music Room: opening to the garden room, is located at the rear of the

house and boasts large picture windows to the side and rear aspects, as well as a door leading to the patio.

The Kitchen: is fitted with a range of base units, an inset sink and drainer, and a gas-fired AGA, with a window overlooking the rear garden.

Utility Room: has been recently updated and fitted with modern base units under a solid wood work surface, an inset butler sink with mixer tap, space and plumbing for a washing machine and tumble dryer, and a larder cupboard. There is also a door leading to the rear garden.

The ground floor is completed by a shower room, which features a shower cubicle, W/C, and pedestal wash basin.

Upstairs, the landing provides access to the three double bedrooms and the family bathroom.

Bedroom 1: retains its original period features, including exposed wall and ceiling beams and exposed floorboards, with a window to the front.

Bedroom 2: also has a window to the front, a fitted wardrobe, and exposed beams.

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Bedroom 3: has two windows to the rear aspect.

The recently modernised bathroom includes a claw-foot free-standing bath, a wash basin in a vanity unit, and a W/C, with a window to the rear.

Outside, the property is accessed via a gated pedestrian path leading to the side entrance. The path continues to the rear patio, where the delightful mature cottage gardens are located. There is a brick outbuilding providing useful storage and a rear gate with space for secure off-road parking.

Agent's Note: The property has the benefit of recently approved listed building consent to replace nine windows and erect a single-storey rear extension with internal alterations. **Application No: DC/21/2269/LB**

SERVICES: Mains water, drainage and electricity are connected. Gas fired central heating to radiators. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: Mid Suffolk District Council.

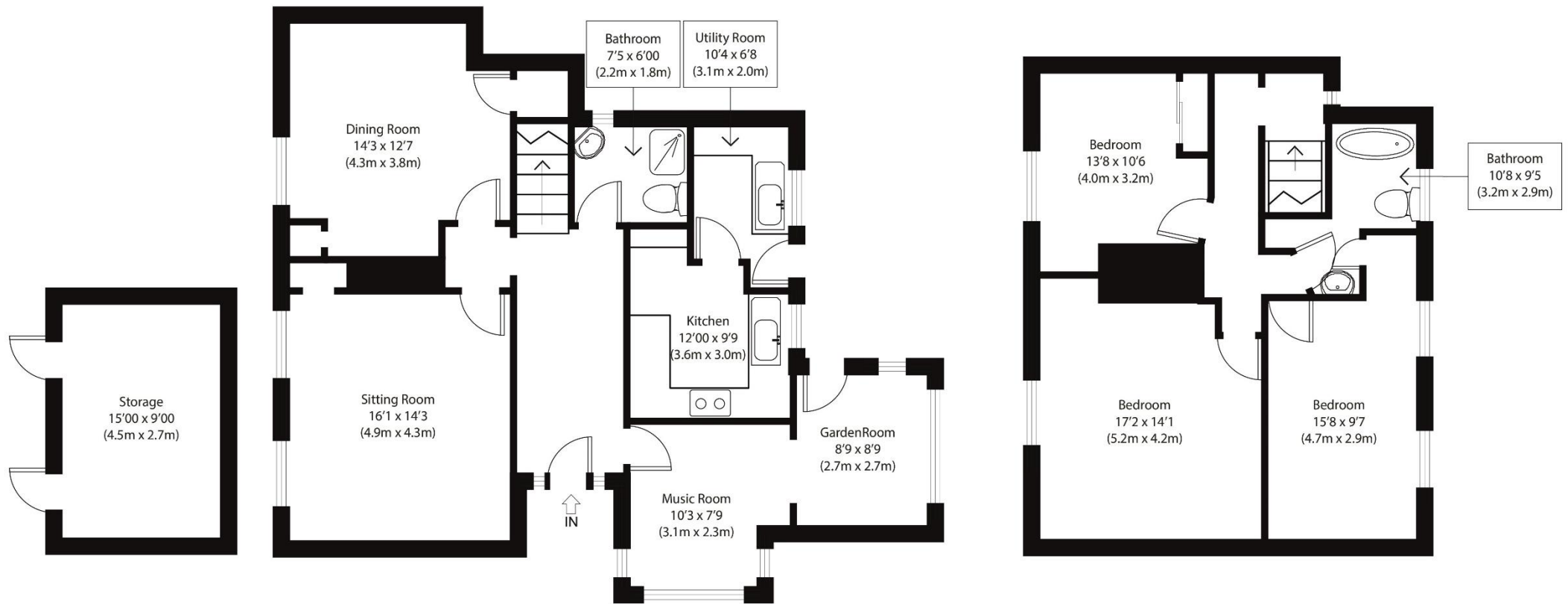
BROADBAND & MOBILE: Please see our website and Ofcom.org.uk for further details.

VIEWING: Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



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Ground Floor

Approximate Gross Internal Area
Main House 1780 sq ft (165 sq m)
Outbuilding 135 sq ft (13 sq m)
Total 1915 sq ft (178 sq m)

First Floor

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.ojphoto.co.uk

