

# HEPWORTH ROAD STANTON

## FOR SALE

- DETACHED FAMILY HOME
- 3 BEDROOMS
- OPEN PLAN LIVING ROOM/DINER
- CHAIN FREE
- SOUGHT AFTER VILLAGE
- GARAGE AND DRIVEWAY
- COUNCIL TAX BAND C
- EPC C

PRICE  
**£325,000**







**GD Estates are delighted to offer for sale this fantastic three-bedroom, chain-free, detached family home in the sought-after village of Stanton. The internal accommodation comprises a light and airy living/dining room, a modern kitchen, three bedrooms, a family bathroom, and a convenient downstairs toilet. Externally, the property benefits from a rear garden, garage, and driveway.**





## LOCATION:

The property is located in the popular village of Stanton. The village offers excellent local amenities, including a primary school, local shops, a popular pub, and a recently opened Co-Op. There are also scenic walking and cycling routes to explore.

The village is well-connected to nearby towns, including Bury St Edmunds, Diss and Thetford, offering a wider range of shops, dining options, and cultural attractions. Commuters will appreciate the good road links to the A14, making it easy to reach larger cities like Norwich, Cambridge and London via the M11.

## ENTRANCE HALLWAY:

The property is entered via a wooden-framed, part-glazed door into the internal hallway, providing access to all ground floor accommodation and stairs to the first floor. 1x radiator.

## LIVING/DINING ROOM

24' 3" x 11' 9" (7.4 (max)m x 3.6 (max)m):

Light and airy dual-aspect, open-plan living and dining room providing ample space for a living room suite and dining table with chairs. x2 radiators. uPVC window to front and rear.

## KITCHEN

11' 1" x 9' 6" (3.4m x 2.9m):

Modern, well-equipped kitchen boasting a range of wall-mounted and under-counter cabinets beneath roll-edge granite-effect worktops with complementary tiled splashbacks. Inset stainless steel sink with drainer and mixer tap. Integrated electric oven and hob with extractor over. Space and plumbing for dishwasher/washing machine and fridge-freezer. Pantry cupboard and under-stairs storage cupboard. uPVC window to rear aspect, wooden door providing access to the rear garden.

## CLOAKROOM

6' 10" x 3' 6" (2.1m x 1.08m):

Downstairs toilet featuring a low-level WC, wall-mounted wash hand basin, obscure uPVC window to the front aspect, and 1x radiator.

## LANDING:

Landing providing access to all first-floor accommodation. Loft hatch, airing cupboard housing combination boiler, and uPVC window to side aspect.





### BEDROOM 1

11' 5" x 11' 1" (3.5m x 3.4m):

Double bedroom, uPVC window to front aspect, 1x radiator.

### BEDROOM 2

11' 5" x 11' 5" (3.5m x 3.5m):

Second double bedroom with uPVC window to rear aspect and 1x radiator.

### BEDROOM 3

8' 10" x 7' 6" (2.7 (max)m x 2.3 (max)m):

Single bedroom with uPVC window to rear aspect, 1x radiator and built in shelving.

### FAMILY BATHROOM

7' 2" x 5' 10" (2.2m x 1.8m):

Boasting a three-piece white suite comprising a panelled bath with mains shower over, low-level WC, and pedestal wash hand basin with mixer tap over. Obscure uPVC window to rear aspect, 1x radiator.

### FRONT AND REAR GARDEN:

To the rear, the property boasts a fully enclosed garden, predominantly laid to lawn with mature borders. There is rear access to the garage and a side gate leading to the front.

To the front, the property features a lawn area, a driveway, and an up-and-over door to the garage.

### SERVICES:

Mains water, gas, drainage and electricity. Gas-fired central heating.

EPC - D

Local Authority: West Suffolk – Band C

### TENURE:

The property is FREEHOLD and will be sold with vacant possession.



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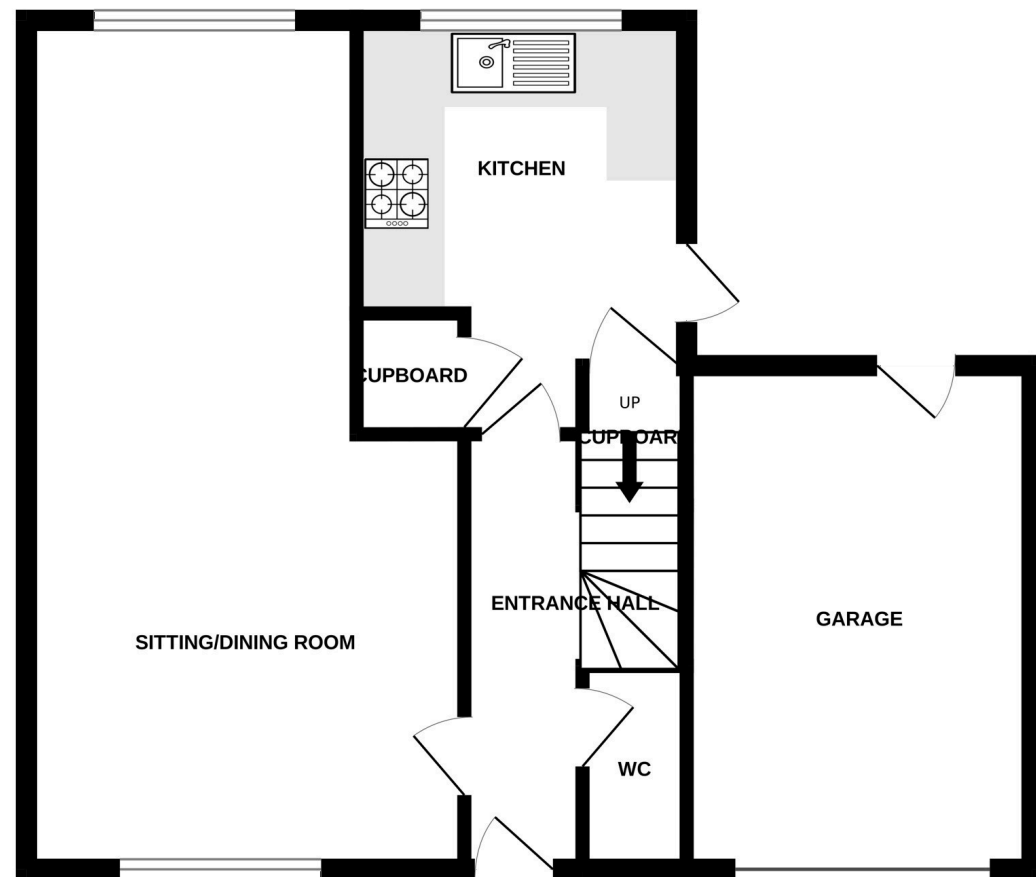
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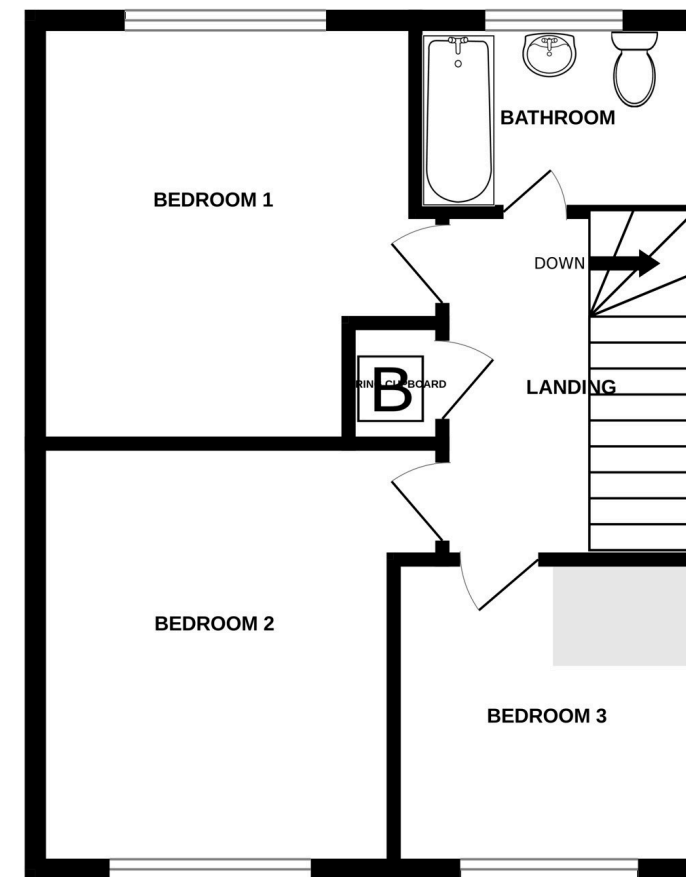
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GROUND FLOOR



1ST FLOOR



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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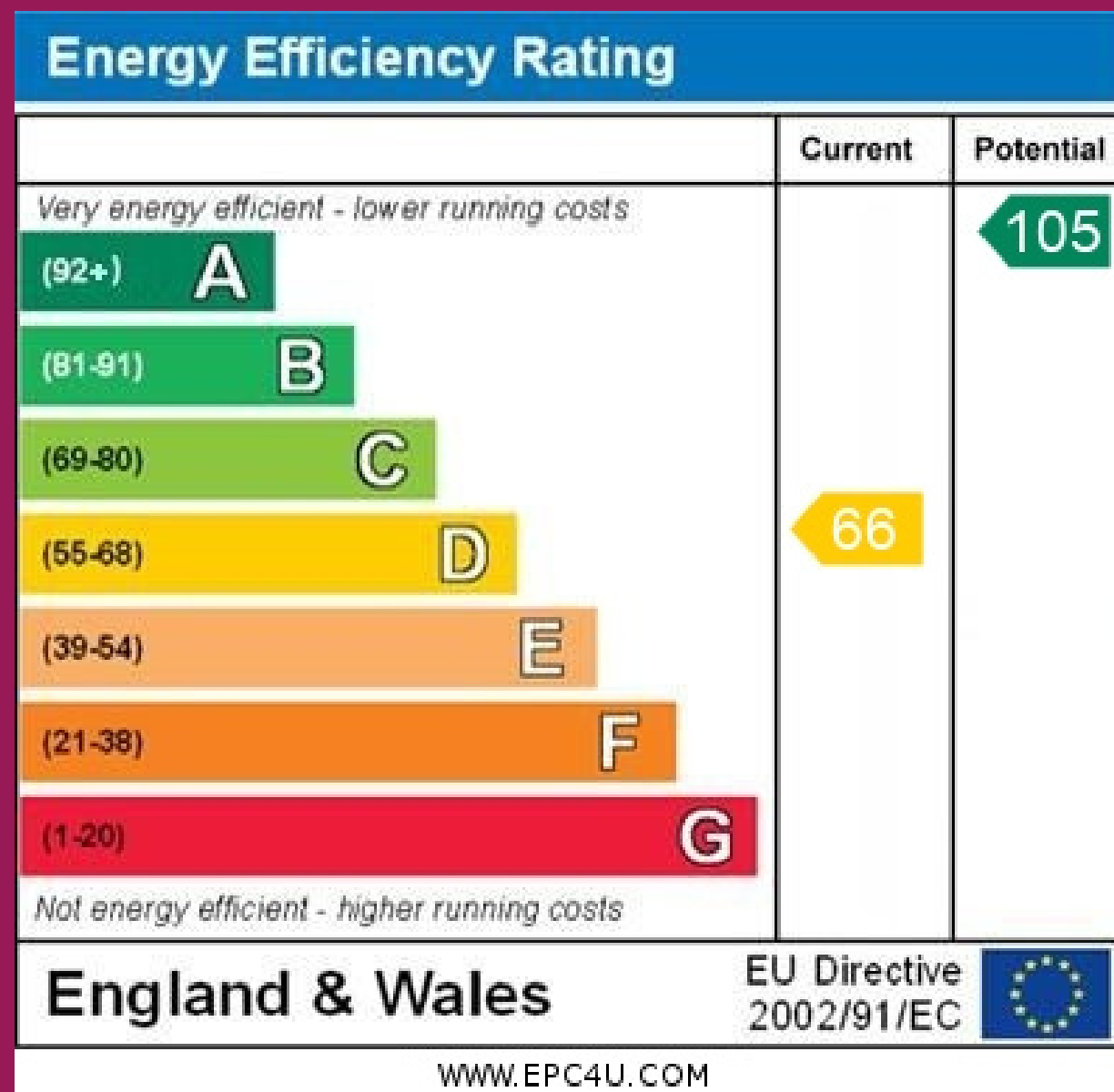


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