

# DUDDING WALK STANTON

## FOR SALE

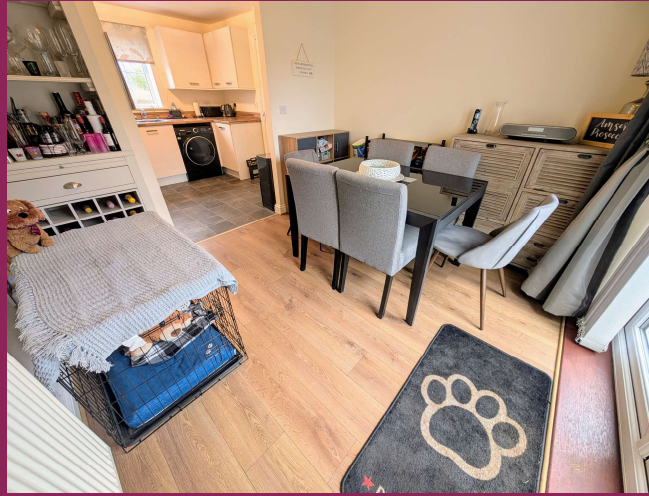
- DETACHED FAMILY HOME
- 4 BEDROOMS
- OPEN PLAN KITCHEN/DINER
- CHAIN FREE
- SOUGHT AFTER VILLAGE
- FANTASTIC VIEWS
- JUST 9 YEARS OLD
- COUNCIL TAX BAND D
- EPC B



PRICE

**£340,000**





GD Estates are delighted to offer for sale this fantastic four-bedroom detached family home in the sought-after village of Stanton. Just nine years old, the property remains modern throughout and enjoys stunning views over open fields. The well-presented internal accommodation comprises four bedrooms (with an en-suite to the master), a kitchen, a spacious living room, a dining room, a versatile study/family room, a family bathroom, and a cloakroom.

Externally, the property benefits from a private rear garden and a carport providing parking for two vehicles.

Call now to arrange your viewing!





## 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 composite door into a spacious internal hallway, featuring stairs to the first floor, a radiator, and a uPVC window to the front aspect.

## KITCHEN

9' 10" x 9' 2" (3m x 2.8m):

Modern, well-equipped kitchen boasting a range of wall mounted and under counter cabinets beneath roll-edge wood effect worktops. Inset stainless steel sink and 1/2 with mixer tap over. Intergrated gas hob and electric oven wiht extractor over, dishwasher, fridge freezer and washing machine. uPVC window to fornt aspect with far reaching views of fields. Open access to dining room.

## DINING ROOM

9' 10" x 9' 10" (3m x 3m):

Boasting uPVC patio doors leading to the rear garden, 1x radiator, and ample space for a dining table and chairs.

## LIVING ROOM

12' 5" x 9' 10" (3.8m x 3m):

Light and airy dual aspect living room with uPVC windows to front and side and 1x radiator.

## FAMILY ROOM/STUDY

9' 10" x 8' 6" (3m x 2.6m):

Currently used as a home office, this versatile space offers a range of uses. uPVC patio doors to the rear garden and 1x radiator.

## CLOAKROOM:

Low-level WC, pedestal wash hand basin, understairs storage cupboard, 1x radiator, and 1x obscure uPVC window to rear aspect.



## LANDING:

Spacious landing providing access to all first-floor accommodation. Airing cupboard housing water tank and offering storage. Loft hatch. uPVC window to rear aspect.

## BEDROOM 1

12' 9" x 9' 10" (3.9 (max)m x 3m):

Double bedroom with 1x uPVC window to front aspect offering views of open fields. 1x radiator. Access to;

## ENSUITE

Modern three piece white suite comprising tiled shower cubicle with mains shower, low level WC and pedestal wash hand basin. 1x radiator. Obscure uPVC window to side aspect.

## BEDROOM 2

10' 9" x 10' 2" (3.3 (max)m x 3.1m):

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

## BEDROOM 3

9' 10" x 8' 6" (3m x 2.6m)

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

## BEDROOM 4

10' 2" x 7' 6" (3.1m x 2.3 (max)m):

uPVC window to rear aspect with views of open fields. 1x radiator.

## FAMILY BATHROOM

6' 10" x 6' 2" (2.1m x 1.9m):

Three piece white suite comprising paneled bath with tile surround, mains shower head and screen over, low level WC and pedestal wash hand basin. 1x obscure uPVC window to rear aspect. 1x radiator.



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14, The Traverse, Bury St Edmunds, IP33 1BJ



#### EXTERNALLY:

To the rear the property boasts a fully enclosed rear garden predominantly laid to lawn with patio area, garden shed and rear access to car port offering covered parking for two vehicles.

To the front the property is accessed along a peaceful path which runs alongside open fields. Paved path to front door and lawn area.

#### TENURE:

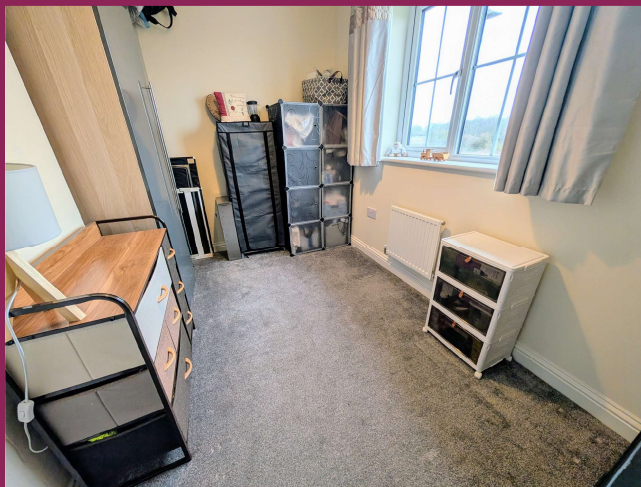
The property is FREEHOLD and will be sold with vacant possession.

#### UTILITIES:

The property offers mains gas, water and electricity. Gas fired central heating.

Council tax band D (West Suffolk Council)  
EPC B

There is an annual estate charge of circa £200.



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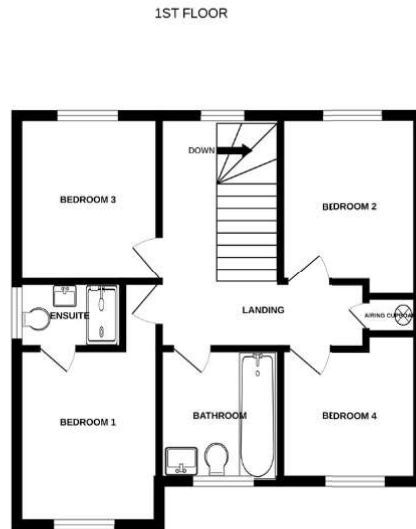
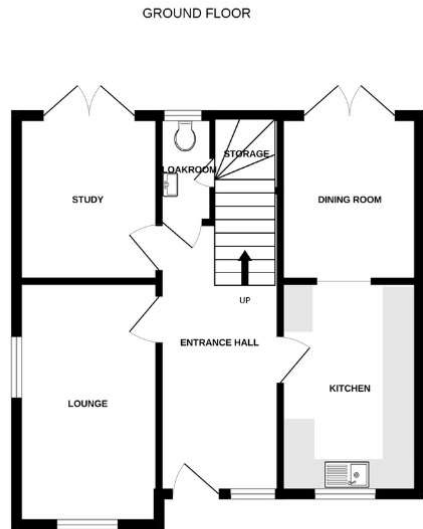


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		93
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(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		

England & Wales

EU Directive  
2002/91/EC



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