



Gilbert Road, Stanton, Bury St. Edmunds, Suffolk, IP31 2AS

£260,000 Freehold



Situated in the well served village of Stanton is this modern semi-detached house. The property has three pleasant bedrooms and family bathroom, with the master bedroom benefiting from an ensuite. On the ground floor you are met with a welcoming entrance hallway and convenient WC. There is a well-proportioned sitting room and modern kitchen/dining room with French doors leading out in to the rear garden. The garden is enclosed and has gated access to allocated parking. The property is chain free and viewing is highly recommended.

Entrance Hall

11' 9" x 7' 2" (3.58m x 2.18m)

Welcoming entrance hall with stairs to first floor and storage cupboard. Window to side and radiator.

Sitting Room

17' 4"max x 10' 7" (5.28m x 3.22m)

Good sized room with bay window to front. Radiator.

Kitchen/Dining Room

18' 1" max x 8' 9" (5.51m x 2.66m)

Well presented modern kitchen/dining room with ample wall and base cupboards and drawer units with worktops over. There are a range of integrated appliances, including dishwasher, washing machine and fridge/freezer. Double oven and hob. A window to the rear and French doors leading out onto the patio. Radiator.

Cloakroom

5' 9" x 3' 0" (1.75m x 0.91m)

WC, pedestal sink and window to front. Radiator.

Landing

10' 9"max x 5' 1" (3.27m x 1.55m)

Loft access and airing cupboard.

Bedroom 1

12' 3"max x 9' 6" (3.73m x 2.89m)

Good sized double room with window to front and radiator.

En-suite

5' 1" x 4' 6" (1.55m x 1.37m)

WC, shower cubicle and pedestal sink.

Radiator

Bedroom 2

10' 5" x 8' 8" (3.17m x 2.64m)

Window to rear and radiator.

Bedroom 3

8' 9" x 7' 5" (2.66m x 2.26m)

Window to rear and radiator.

Bathroom

7' 10" x 5' 7" (2.39m x 1.70m)

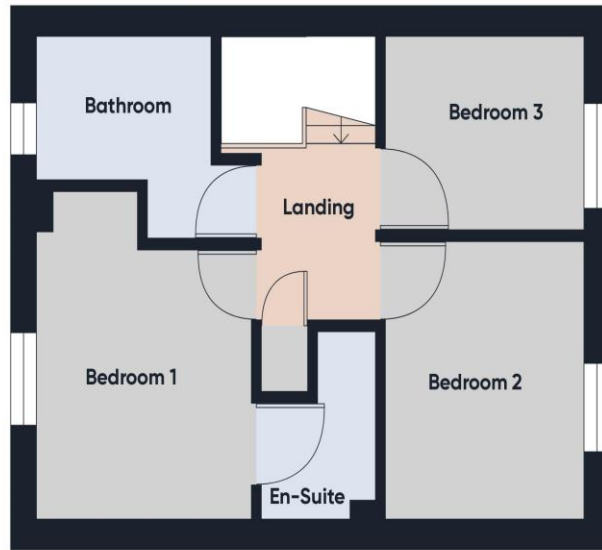
Bath with shower mixer tap, WC and pedestal sink. Window to front and radiator.

Garden

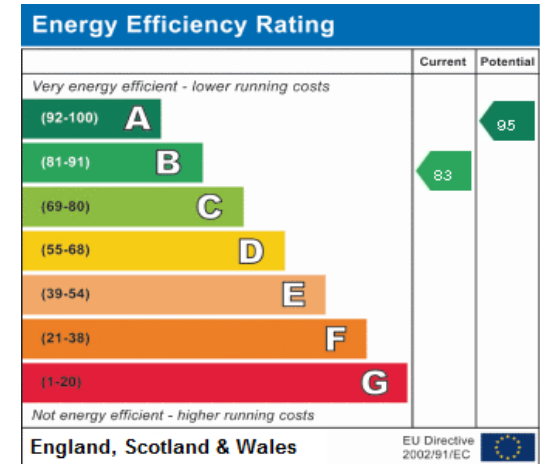
The rear garden is enclosed and is mainly laid to lawn, with patio areas making it perfect for outside entertaining. There is gated access to the allocated off road parking.



Ground Floor



Floor 1



Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.