



Michaelhouse Way, Stanton, Bury St. Edmunds, Suffolk, IP31 2XG

£225,000 Freehold





Located in a very well served village including a Doctors surgery and Co-op shop, this spacious 2 bedroom semi detached bungalow has off road parking and a delightful garden. Benefitting from a modern kitchen and bathroom this light and airy home has gas central heating and replacement UPVC windows. With 2 good size bedrooms the property is ideal for those seeking single storey accommodation complete with a desirable conservatory. Call to arrange your viewing.

### **Entrance Hall**

8' 7" x 2' 10" (2.62m x 0.87m)

With main front entrance door, built in storage and airing cupboard,. Access to loft access. Radiator

### **Sitting Room**

15' 4" x 12' 0" max (4.67m x 3.65m)

A spacious room with window to front aspect, feature fireplace with inset electric fire and radiator

### **Kitchen**

7' 5" x 7' 4" (2.26m x 2.24m)

With window to front aspect, a modern kitchen fitted with a range of matching wall and base level units with drawers and work surfaces over, inset stainless steel sink unit and drainer with mixer tap over. Space for electric cooker with extractor hood over. Plumbing washing machine and space for fridge. Wall mounted boiler

### **Inner Hall**

#### **Bedroom 1**

12' 0" x 11' 0" (3.65m x 3.35m)

A good size double room with window to rear and radiator

#### **Bedroom 2**

8' 7" x 7' 7" (2.61m x 2.30m)

With French doors to conservatory, radiator

#### **Conservatory**

9' 7" x 6' 10" (2.92m x 2.08m)

A light and airy room with French doors to rear garden

#### **Bathroom**


7' 0" x 5' 7" (2.13m x 1.70m)

With window to side aspect, modern suite comprising bath with separate shower over, W.C, wash hand basin, heated towel rail

### **Outside**

To the front and side of the property there is a shingled driveway which provides off road parking. There is a gate providing access to the rear garden. A delightful and well maintained garden which is laid mainly to lawn with established flower beds and patio seating area. Enclosed by fencing the garden enjoys a good degree of privacy. Garden shed.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	
<small>WWW.EPC4U.COM</small>		

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