



## 25 HILLTOP WAY

BURY ST. EDMUNDS, IP31 2EB

£375,000  
FREEHOLD

Situated in the popular village of Stanton, this spacious four-bedroom detached home offers superb family accommodation across two floors. The ground floor boasts two generous reception rooms, a well-proportioned kitchen/dining room ideal for everyday living and entertaining, along with a separate utility room and convenient cloakroom. Upstairs, all four bedrooms are doubles, including a master with a large en suite, complemented by a modern family bathroom. Outside, the property features ample off-road parking to the front and a substantial garage/workshop with a versatile office space above. The private rear garden is well-established with mature planting and a patio area perfect for outdoor dining.

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- Detached 4 Bedroom House • Two Good Size Reception Rooms • Master Bedroom With En-Suite Bathroom • Gas Fired Central Heating • Garage & Workshop Space • Office/Playroom Above Garage • Cul De Sac Location • 10 Miles From Bury St Edmunds • Private Rear Garden • Take A Step Inside With The 3D Virtual Tour!



## Entrance Porch

Door leading to entrance hall. Front door with window panels. Tiled floor

## Entrance Hall

Bright welcoming entrance hall. Stairs leading to first floor. Radiator

## Inner Hall

Cupboard housing electric unit.

## Cloakroom

WC and wash basin. Radiator

## Sitting Room

Generous size room with inset electric fireplace and modern surround. Window to front and rear enjoying plenty of natural light. Double doors to the kitchen. Two radiators.

## Sitting/Family Room

Well-proportioned room with window to front and side. Radiator

## Kitchen/Dining Room

Modern well-designed kitchen with a range of wall and base cupboard and drawer units with ample work tops over. Inset sink and drainer. Integrated oven and ceramic hob with extractor hood over. Space for a dishwasher, full fridge freezer and a pantry area. Opens to the dining area with sliding patio doors to the garden. Window to rear. Radiator

## Utility Room

Good size room with wall and base cupboards with inset sink and drainer. A further worktop surface with space for tumble dryer and washing machine under. Space for a further fridge freezer. Housing the boiler. Door leading to side and radiator.

## Landing

Loft access and airing cupboard

## Bedroom 1

Larger than usual main bedroom with fitted wardrobes. Window to front. Radiator

## En-Suite

Modern suite with WC and wash basin. Corner shower cubicle and corner bath with handheld shower head. Fully tiled. Heated towel rail. Windows to rear.

## Bedroom 2

Double room with window to front. Radiator.

## Bedroom 3

Double room with window to rear. Radiator

## Bedroom 4

Window to rear. Radiator

## Bathroom

Modern suite with WC and wash basin vanity unit. Corner shower cubicle. Bath with handheld shower head. Fully tiled. Heated towel rail. Window to side

### Integral Garage

Roller shutter doors and power connected.  
Stairs leading to the office above. Door to the garden.

### Office

Generous room with two sky lights. Storage heater.

### Outside

#### Front Garden

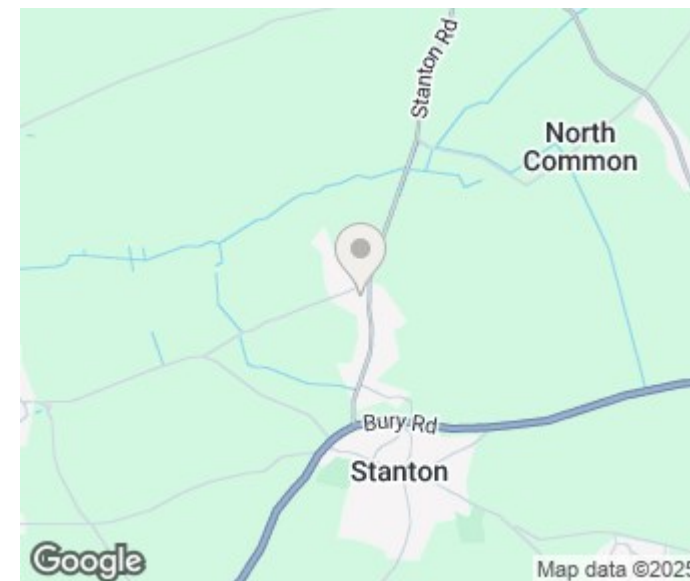
Approached by a block paved and hard standing driveway offering ample off-road parking. Surrounded by well-kept mature hedge with side gate access to the rear.

#### Rear Graden

Mature garden with patio seating area border by paving and decorative stones. Laid mainly to lawn enclosed by established trees, shrubs and hedges offering privacy. A low maintenance decorative stone area. Gate access to front driveway and shed for storage.

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| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (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 |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

EPC Rating: Council Tax Band: D

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

allhomes  
28 Thurston Granary, Thurston  
Bury St Edmunds  
Suffolk  
IP33 3QU

01359 234444  
mail@allhomes.uk.com  
allhomes.uk.com

allhomes