



## 5 HILLTOP WAY

BURY ST. EDMUNDS, IP31 2EB

£270,000  
FREEHOLD

Situated in the well-served village of Stanton, this three-bedroom link-detached home offers stylish and comfortable living throughout. The ground floor features a contemporary kitchen with built-in appliances and sleek flooring, a convenient cloakroom, and a well-presented sitting/dining room with plenty of space for relaxing and entertaining. Upstairs, there are three generously sized bedrooms and a modern family bathroom. Outside, the property benefits from a garage and off-road parking to the front, along with a lawned area and gated side access to the rear garden, which is mainly laid to lawn with a patio area perfect for outdoor dining.

allhomes

# 5 HILLTOP WAY

- Well Presented Three Bedroom Family Home
- Spacious Sitting/Dining Room
- Stylish Kitchen
- Gas Fired Heating
- Three Generous Size Bedrooms
- Garage & Driveway For Parking
- Good Front & Rear Gardens
- Modern Bathroom
- Located In A Well Served Village
- Step Inside Today With Our 360 Virtual Tour!



## Porch

Tiled flooring and door to entrance hall.

## Entrance Hall

Welcoming entrance hall with stairs leading to first floor. Understairs cupboard. Radiator.

## Cloakroom

WC and wash basin. Window to side

## Kitchen

Stylish well-designed kitchen with matching wall and base cupboard and drawer units with work tops over. Inset sink with drainer. Double oven with induction hob and extractor fan over. Integral appliances. Window to rear and door to side access.

## Sitting/Dining Room

Spacious room with double patio doors opening to the rear garden. Window to front. Radiator.

## Landing

Loft access and airing cupboard. Window to side.

## Bedroom 1

Double room with built in wardrobes. Window to rear. Radiator.

## Bedroom 2

Double room with window to front. Radiator

## Bedroom 3

Built in storage. Window to front. Radiator.

## Bathroom

Modern suite with WC and wash basin vanity unit. 'P' shaped shower bath and curved screen with waterfall shower head over. Window to rear and heated towel rail.

## Outside

### Front Garden

Driveway with parking to front of garage. Laid mainly to lawn with a pathway to the porch. Gate access to rear.

### Rear Garden

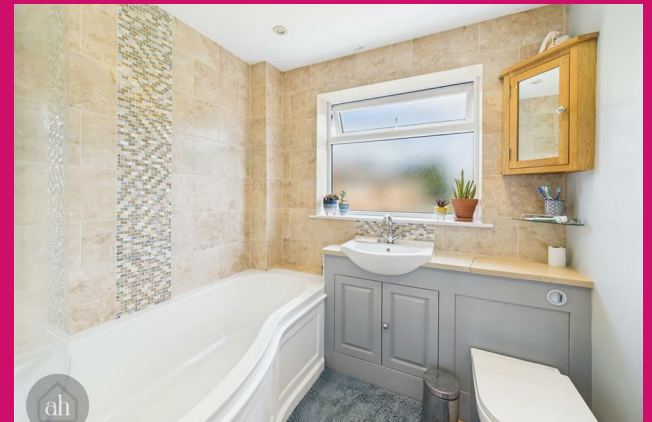
Good size rear garden enclosed by fencing. Laid mainly to lawn with a generous paved patio seating area. Well stocked raised sleeper flower and shrub beds. Gate access to front.

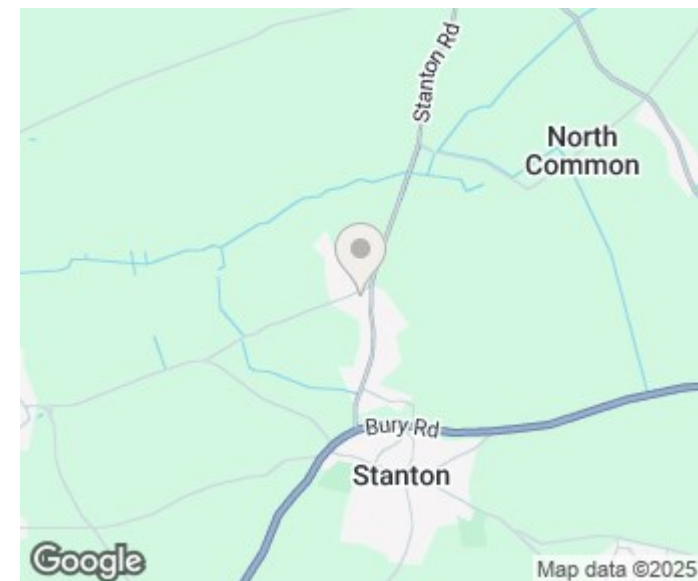
## Garage

Up and over door.



## 5 HILLTOP WAY





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: C

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