



## CAPELL WALK STANTON, IP31 2XJ

£350,000 OIEO  
FREEHOLD

Located in the heart of the village of Stanton, just 20 minutes from the historic market town of Bury St Edmunds, this spacious four-bedroom detached home offers fantastic potential and versatile living.

While the property would benefit from some modernisation, it presents an exciting opportunity to create a beautiful family home tailored to your taste.

The main house features a generous kitchen/dining room, a bright sitting room and a conservatory overlooking the garden. The ground floor benefits from two additional reception rooms and a shower room — ideal for creating an annex or home office setup. Upstairs, you'll find four bedrooms, a family bathroom and a master bedroom with its own ensuite. Outside, a driveway leads to a single garage and gated access to the rear garden. While the property would benefit from some modernisation, it offers an exciting opportunity to create a wonderful family home — viewing is essential to appreciate the space and flexibility on offer.

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# CAPELL WALK

- Chain Free 4/5 Bedroom Detached Home
- Annexe Opportunity
- Ground Floor Shower Room
- Gas Central Fired Heating
- Master Bedroom With En Suite
- Driveway & Garage
- Kitchen/Dining Room & Good Size Sitting Room
- 2/3 Reception Rooms
- Enclosed Rear Garden
- The Property Benefits From 12 Solar Panels



## Entrance Hall

Stairs leading to first floor. Storage cupboard and window to front. Radiator.

## Sitting Room

Well-proportioned room with sliding door to rear garden. Window to side. Radiator.

## Cloakroom

WC and wash basin.

## Kitchen

Modern kitchen with a range of matching base and wall cupboard and drawer units with ample work tops over. Inset sink and drainer. Electric oven and hob with extractor hood over. Space for washing machine, dishwasher and undercounter fridge. Window to front. Opening to a dining/family area.

## Dining/Family Room

Understairs cupboard and window to front. Radiator.

## Inner Hall

Door to side garden. Radiator.

## Snug

Generous size room with window to front. Sliding patio doors opening to the conservatory.

## Conservatory

Glazed windows and door leading to the rear garden.

## Bedroom 5

Good size room with double doors to rear garden. Overhead fitted cupboards. Wardrobe space housing the water tank. Loft access and radiator.

## Shower Room

WC and wash basin. Shower with electric shower over. Window to rear. Heated towel rail.

## Landing

Loft access.

## Bedroom 1

Spacious double room with fitted cupboards. Window to rear. Radiator.

## En-Suite

WC and wash basin. Shower cubicle with shower head over. Window to rear. Heated towel rail.

## Bedroom 2

Airing cupboard. Window to front. Radiator.

## Bedroom 3

Fitted wardrobes. Window to rear. Radiator.

## Bedroom 4

Window to front. Radiator.

## Bathroom

WC and wash basin. Bath with shower over, shower screen and fully tiled. Window to side. Heated towel rail.

## Outside

### Front Garden

Approached by a gravel driveway offering ample parking. Shrub border to the side. Gated access to the rear.

### Rear Garden

Good size rear garden with patio seating area and a second raised seating area. Laid mainly to lawn surrounded by established and mature shrubs, hedges and trees. Side gated access to driveway.

### Single Garage

Up and over door with pedestrian door into garden.

### Agent's Note

The property benefits from 12 solar panels - further information from the agent





## CAPELL WALK





Ground Floor



Floor 1

Approximate total area<sup>8</sup>  
1229 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: C 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

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