



## THE KNOWLE

STANTON, IP31 2AF

£290,000  
FREEHOLD

A modern four-bedroom semi-detached home, perfectly situated in the sought-after village of Stanton, ideally located close to all local amenities. This well presented home offers a perfect blend of comfort and practicality. The ground floor boasts a generous size sitting room, seamlessly flowing into a bright conservatory with lovely garden views. The stylish, modern kitchen and dining area provides an ideal space for family. For added convenience, there's a handy wet room accessible from bedroom four. Upstairs, you will find three good sized bedrooms served by a contemporary family bathroom. Outside, enjoy ample off-road parking to the front, while the fully enclosed rear garden provides a safe and attractive outdoor space. Viewing is highly recommended!

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# THE KNOWLE

- Well Presented Four Bedroom Semi-Detached Home
- Modern Kitchen/Dining Room
- Generous Size Sitting Room
- Gas Fired Central Heating
- Driveway With Ample Off Road Parking
- Groundfloor Wet Room
- Conservatory With Garden Views
- Popular Village Location Within Walking Distance to Amenities
- 8 Owned Solar Panels
- Step Inside Today With Our 360 Virtual Tour!



## Entrance Hall

Welcoming entrance with tiled flooring. Window to front.

## Sitting Room

Good size sitting room with wood effect flooring. Stairs to first floor. French doors opening into the conservatory. Wall mounted radiator.

## Conservatory

Good size room with views of the garden. Tiled flooring. French door opening to the patio area.

## Kitchen/Dining Room

This stylish kitchen blends modern design with everyday practicality, with a range of wall and base cupboard and drawer units with ample work tops over. Inset sink and drainer with fitted water softener. Space for appliances including, Full sized fridge freezer, dishwasher and washing machine. Includes an electric range style double oven with double hob and extractor hood over. The kitchen is fully tiled and has a window to front and side door to the front driveway. Radiator. Opening to the dining area with a window to rear and radiator.

## Bedroom 4

Generous size room with wood effect flooring. A window to side and radiator.

## Wet Room

Tanked wet room with electric shower head. WC and wash basin vanity unit. Window to rear. Radiator.

## Landing

Access to boarded Loft by drop down ladder. Window to front and radiator.

## Bedroom 1

Spacious double room with built in wardrobe and dressing table. Built in storage cupboards. Window to rear. Radiator.

## Bedroom 2

Double room with storage cupboard. Window to rear. Radiator.

## Bedroom 3

Good size single room with storage box. Window to front. Radiator.

## Bathroom

Modern suite with WC and wash basin vanity unit. Bath with feature tiles surround, an electric waterfall shower head over and handheld shower head. Window to side. Heated towel rail.

## Outside

### Front Garden

Fully enclosed large blocked paved area leading the gravel driveway offering ample parking. Pathway to the front door and a accessibility ramp to kitchen side door.

### Rear Garden

Fully enclosed south-east facing rear garden, has been paved enjoying a large patio area, archway leading to a lawn area with metal shed. Additional shed for storage with a further small shed. A gate with direct access to the driveway. Benefitting from automatic secure lighting.

### Agent's Note

Heating and hot water is provided by a recently installed gas powered condenser boiler with thermostatic radiator valves throughout the property.

The property has 8 owned solar panels, together with a 5kw battery.

Accessibility ramp to the front with automatic lights.

EV charging point.

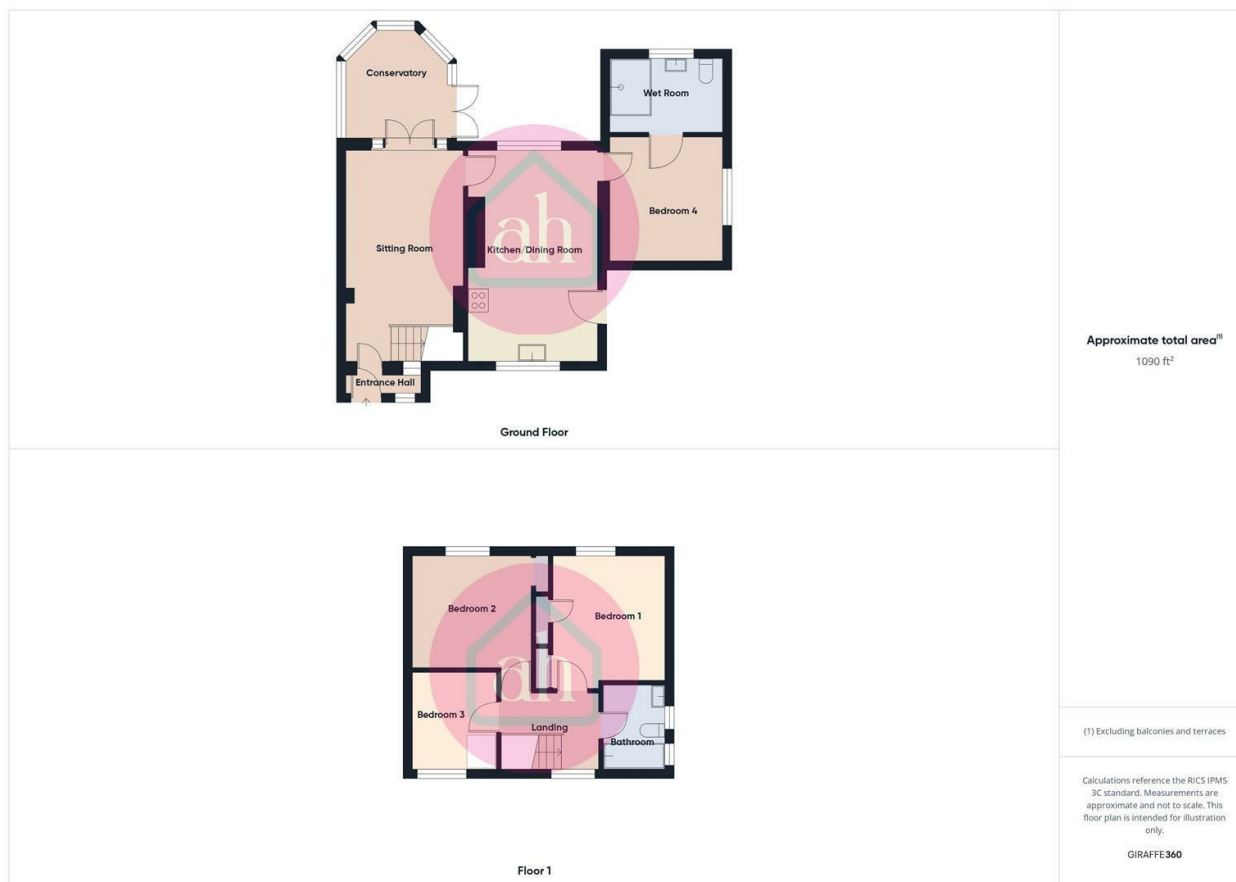




## THE KNOWLE







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>87</b>	<b>87</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: B Council Tax Band: B

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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