



## DUDDING WALK STANTON IP31 2BQ

£325,000  
FREEHOLD

Located in the charming village of Stanton, this delightful detached house presents an excellent opportunity for families seeking a spacious and comfortable home. Boasting four well-proportioned bedrooms, this property is designed to accommodate the needs of modern family life. With a generous sitting room, perfect for relaxation and entertaining guests. The dining room provides an inviting space for family meals and gatherings, while the kitchen/breakfast room is both functional and bright, ideal for casual dining and culinary pursuits. The cloakroom adds convenience for family and visitors alike. The property features two well-appointed bathrooms, ensuring that morning routines run smoothly for everyone. Outside, the gardens offer a lovely area for children to play or for adults to unwind in the fresh air. Additionally, the presence of two garages provides ample storage and parking options, a rare find in such a desirable location.

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# DUDDING WALK

- Spacious 4-Bedroom Family Home • Sought-After Village Location • Two Reception Rooms • Gas Fired Central Heating • Kitchen/Breakfast Room • Master with En-Suite plus Family Bathroom • Good Size Garden • Two Garages • Viewing Highly Recommended • View Now With Our Virtual 3D Tour!



## Entrance Hall

Stairs to first floor, built in storage cupboard, under storage cupboard. Radiator.

## Cloakroom

With W.C, wash hand basin, window to front. Radiator.

## Sitting Room

Fireplace with electric fire inset, window to front. Radiator.

## Dining Room

With window and French doors opening directly onto the garden. Radiator.

## Kitchen/Breakfast Room

Fitted with a range of matching wall and base level units with drawers and work surfaces over, inset one and a half bowl sink unit. Integrated double oven and gas hob with extractor over. Integrated dishwasher and fridge/freezer. Space for washing machine and tumble dryer. Window to rear. Radiator.

## Landing

Loft access, airing cupboard. Radiator.

## Bedroom 1

With built in storage cupboard. Window to rear. Radiator.

## En-Suite

Suite comprising shower cubicle, W.C, wash hand basin, fitted cabinet. Window to side.

## Bedroom 2

Window to front. Radiator.

## Bedroom 3

Window to rear. Radiator.

## Bedroom 4

Window to front. Radiator.

## Bathroom

The bathroom is fitted with a white suite including a bath with shower over, W.C, wash basin, and toilet. Window to side. Radiator.

## Front

The garden to the front has been landscaped with path to front door.

## Rear Garden

The garden to the rear is laid to lawn with patio area, flower beds, the garden is enclosed by brick wall. Gate providing access to front.

## Garage

Two garages with up and over doors are located on the other side of the road.

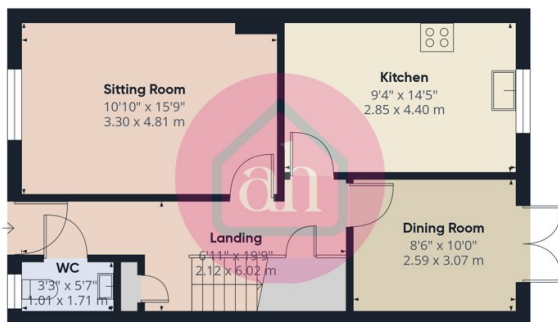




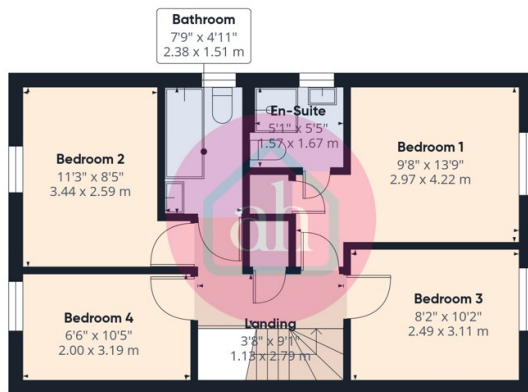
## DUDDING WALK







Ground Floor



Floor 1

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Approximate total area<sup>®</sup>

1032 ft<sup>2</sup>

95.9 m<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	80	84
(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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