

Honeymeade Close, Stanton, Bury St Edmunds IP31 2EF

Guide Price

£425,000 - £450,000

Whittley Parish

Bedrooms: 4 | Bathrooms: 2 | Receptions: 1

- Guide Price £425,000 - £450,000
- No onward chain
- Significantly enhanced & upgraded to a very high spec
- En-suite facilities, utility room & dressing room
- Workshop & separate office/studio
- Landscaped south westerly facing gardens
- Private driveway & EV charging point
- Fully air-conditioned throughout
- EPC Rating D
- Council Tax Band C

Stanton is situated approximately 9 miles north-east of Bury St Edmunds along the A143 to Diss. The village has an active local community and retains good amenities with, supermarket, a post office, grocery store, pub, and a village school. Additional facilities are conveniently located in the historic cathedral town of Bury St Edmunds and the market town of Diss, both just 12 miles away. Bury St Edmunds provides access to the A14, with a 45-minute drive to Cambridge, and features an indirect rail link to London Liverpool Street station. Meanwhile, Diss has a mainline railway station with direct trains to London Liverpool Street and Norwich, taking approximately 90 minutes. The property enjoys a most favourable corner plot position, found on a quiet, no-through close and having gardens notably larger in size to neighbouring properties, located towards the outskirts of the village and with access to many countryside walks over the surround idyllic countryside.

Built in the 1970s, this architecturally striking house is deceptive both in its approach and size. From the outside, it appears to be a single-storey dwelling, but a rising roofline transforms the property into two storeys, creating a striking first impression upon entry, with vast vaulted ceilings accentuating the feeling of space. During their time in the property, the current vendors have significantly enhanced and upgraded it throughout to a very high standard. A full refurbishment has resulted in a high-quality home presented in pristine condition. All principal rooms, (including every bedroom and the reception room) benefit from luxury air conditioning units providing both hot and cold air heating. The combination boiler has also been replaced within the last couple of years, which, combined with good insulation levels, makes for a highly energy-efficient home, as reflected in its EPC rating of just one point off a C.

The accommodation is flexible and spacious, totalling approximately 1,300 sq ft. A striking first impression awaits in the spacious reception hall, with its vaulted ceilings and replacement oak internal doors leading to the principal ground-floor accommodation and a refurbished WC to the side. The reception room is impressively sized, effectively combining two rooms into one and offering superb open plan living. It is currently arranged with dining and lounge areas, the latter featuring a fireplace with an inset cast iron multi-fuel stove as its focal point. On the opposite side of the room, French doors gives views and access onto the rear gardens. The kitchen is a particular highlight, finished to a high specification and in excellent condition, having been installed only around two years ago. It offers extensive storage space with quartz worktops and excellent integrated appliances, including an induction hob, vented extractor, steam oven, fan-assisted oven, combination oven, dishwasher, and space for an American-style fridge/freezer.













Completing the ground-floor accommodation is a generously sized bedroom, benefiting from built-in storage space and the luxury of en-suite facilities. On the first floor, three additional bedrooms are all well-proportioned, with the principal bedroom featuring a dressing room. The main bathroom offers a large corner bath with modern sanitaryware and is adjacent to the well placed utility room.

The house sits on a generous corner plot, noticeably larger than neighbouring properties. Formally land to side of the property was once a substation, which has since been purchased and redeveloped into a large workshop with double doors to the front, off-road parking, and unrestricted 24-hour parking. Attached to the workshop is the former garage, which has been fully converted and divided into two separate areas. The first is a fully insulated office with power and light connected; beyond it lies a useful store with separate access from the driveway, providing the off-road parking. The gardens wrap around the property. To the front, they're enclosed and offer a leafy, green outlook. To the side, an impressive porcelain-tiled terrace enjoys a fully secluded, sun-drenched south-westerly aspect. Beyond the formal gardens are found being well-stocked and established.

ENTRANCE HALL:

WC: - 0.76m x 1.75m (2'6" x 5'9")

RECEPTION ROOM: - 8.13m x 4.22m (26'8" x 13'10")

KITCHEN: - 2.41m x 3.76m (7'11" x 12'4")

BEDROOM: - 2.84m x 4.01m (9'4" x 13'2")

EN-SUITE: - 2.74m x 1.24m (9'0" x 4'1")

FIRST FLOOR LEVEL - LANDING:

BEDROOM: - 2.82m x 4.22m (9'3" x 13'10")

DRESSING ROOM: - 2.74m x 2.67m (9'0" x 8'9")

BEDROOM: - 2.13m x 3.30m (7'0" x 10'10")

BEDROOM: - 3.02m x 3.30m (9'11" x 10'10")

BATHROOM: - 1.78m x 3.35m (5'10" x 11'0")

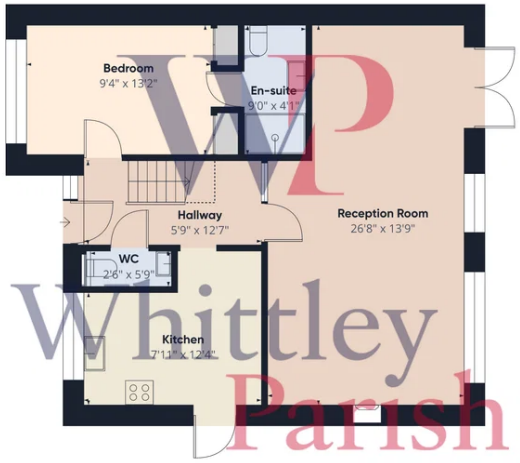
UTILITY: - 1.45m x 2.36m (4'9" x 7'9")

WORKSHOP: - 4.72m x 3.89m (15'6" x 12'9")

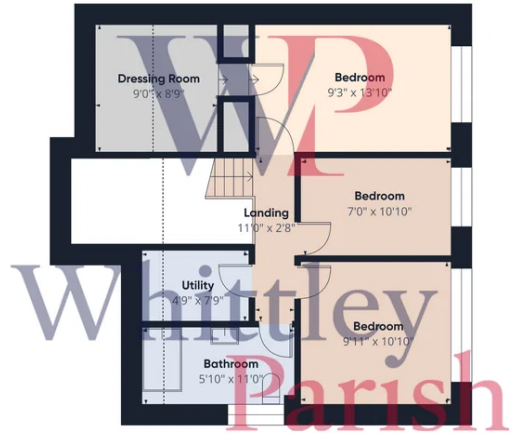
OFFICE: - 3.33m x 2.57m (10'11" x 8'5")

STORE: - 1.65m x 2.64m (5'5" x 8'8")

SERVICES:
Drainage - mains
Heating - gas
EPC Rating D
Council Tax Band C
Tenure - freehold



Floor 0 Building 1



N W E S

Floor 1 Building 1

Approximate total area(1)

1271 ft²

Reduced headroom

69 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

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

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Viewing Arrangements

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