



HONEYMEADE CLOSE, STANTON, IP31 2EF

£350,000
FREEHOLD

Situated in a quiet no-through road estate within the popular village of Stanton, this extended property offers spacious and versatile accommodation throughout. On the ground floor, you will find a large sitting /dining room, a well-appointed kitchen, cloakroom and a convenient double bedroom with an en-suite. Upstairs, there are three generously sized bedrooms, including one with a dressing room that could easily be converted back into a bedroom, along with a modern family bathroom. The home also benefits from a front and rear garden, a garage and allocated parking. Set in a well-served village, this property perfectly blends comfort with practicality. An early viewing is highly recommended to fully appreciate all that it has to offer. Offered for sale with no onward chain.

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HONEYMEAD CLOSE

- Well Presented Detached Four Bedroom Home
- Master Bedroom With En-Suite
- Spacious Sitting/Dining Room
- Gas Fired Central Heating
- Garage & Allocated Parking
- Well Appointed Kitchen
- Three Further Bedrooms One With Dressing Room
- Close To Local Amenities & Transport Links
- Viewing Is Highly Recommended
- Step Inside Today With Our 360 Virtual Tour!



Entrance Porch

Window to front and door to entrance hall.

Entrance Hall

Stairs to the first floor, under stairs storage. Radiator.

Cloakroom

WC and pedestal wash basin. Wood panelling walls. Window to front.

Sitting/Dining Room

Generous sized room with French doors opening directly to the garden and window to rear. Radiator. Archway opening to the dining area with window to rear. Radiator.

Kitchen

With a range of wall and base cupboard and drawer units with ample work tops over. Inset sink and drainer. Integrated eye level oven, gas hob and extractor hood over. Space for dishwasher, washing machine and full fridge freezer. Window to front and door to the side accessing the rear garden and garage.

Bedroom 1

Double room and window to front. Radiator

En-Suite

WC and inset wash basin vanity unit, built in shelving. Shower cubicle and full height heated towel rail.

Landing

Storage cupboard and airing cupboard.

Bedroom 2

Double room with fitted wardrobe units. Window to rear and radiator. Archway opening to a spacious dressing room/bedroom.

Dressing Room

This room could be converted back to a bedroom. Loft access and window to rear. Radiator.

Bedroom 3

Double room with storage cupboard and shelving. Window to rear and radiator.

Bedroom 4

Sky light and radiator.

Bathroom

Modern suite, WC and inset wash basin vanity unit. Corner bath with mixer taps. Storage cupboard and window to side. Heated towel rail.

Outside

Front Garden

The front garden is fully enclosed and accessed via a gate. The remainder of the garden is laid to lawn and a pathway leading to the front door. A small patio seating area provides a pleasant spot to relax, while gated access leads through to the rear garden and garage, adding both convenience and practicality.

Rear Garden

Fully enclosed with gated access to the allocated parking. The remainder of the garden is laid to a paved patio and a raised seating area. Pathway to the side.

Garage

Up and over door, power connected and courtesy door. Allocated Parking

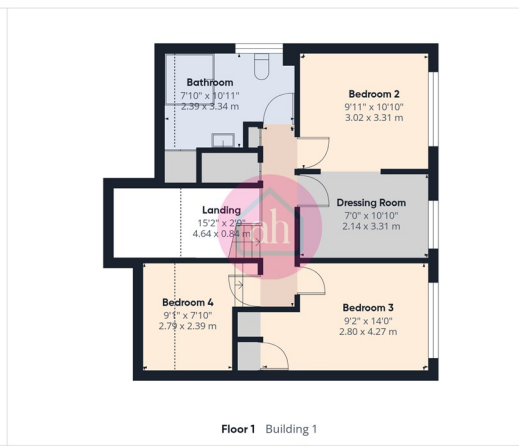
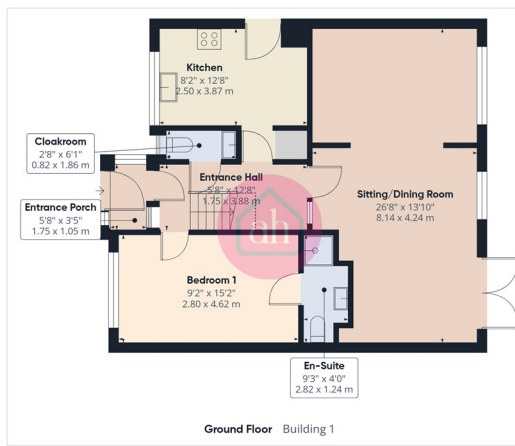
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HONEYMEADE CLOSE





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Approximate total area⁽¹⁾
1422 ft²
132.3 m²

Reduced headroom
43 ft²
4 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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 |
| (55-68) D | 63 | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

EPC Rating: D Council Tax Band: C

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allhomes
28 Thurston Granary, Station Hill
Thurston
Bury st Edmunds
Suffolk
IP31 3QU

01359 234444
mail@allhomes.uk.com
allhomes.uk.com

