



## **FIELD COURT STANTON, IP31 2AX**

**FOR SALE**

- CHAIN FREE
- GROUND FLOOR
- SPACIOUS THROUGHOUT
- TWO DOUBLE BEDROOMS
- POPULAR VILLAGE
- EPC C
- COUNCIL TAX BAND A



**PRICE**

**£150,000**



**GD Estates are proud to offer this fantastic opportunity to purchase a spacious, ground-floor two-bedroom apartment in the popular village of Stanton.**

The internal accommodation is thoughtfully designed, featuring two well-proportioned bedrooms and an open-plan living, kitchen, and dining area—perfect for contemporary living. The property is completed by a well-appointed family bathroom. Externally, the apartment benefits from well-maintained communal gardens and dedicated resident parking.



## LOCATION:

The property is located in heart of the popular village of Stanton at Field Court. The village offers excellent local amenities, including a primary school, local shops, a popular pub, and a recently opened Co-Op. There are also scenic walking and cycling routes to explore.

The village is well-connected to nearby towns, including Bury St Edmunds, Diss and Thetford, offering a wider range of shops, dining options, and cultural attractions. Commuters will appreciate the good road links to the A14, making it easy to reach larger cities like Norwich, Cambridge and London via the M11.

## INTERNAL HALLWAY:

Entrance to the apartment is via a secure communal hallway, leading to a private wooden door which opens into an L-shaped internal hallway. This central space provides access to all rooms and features an intercom entry system and two large storage cupboards, one of which houses the immersion tank.

## KITCHEN/LIVING ROOM/DINING ROOM

**20' 3" x 16' 4 (max)" (6.17m x 4.98m):**

A spacious, light, and airy open-plan room offering a versatile layout for a living room suite and a dining table. The kitchen area boasts a range of wall-mounted and under-counter cabinets set beneath roll-edge, granite-effect worktops with complementary tiled splashbacks. Integrated features include an electric hob and oven with extractor over, a microwave, and an inset stainless steel sink with drainer and mixer tap. There is further space and plumbing for both a dishwasher and a washing machine. The room is finished with two uPVC windows to the rear aspect and two radiators.



## BEDROOM 1

**12' 5" x 8' 11" (3.78m x 2.72m):**

Double bedroom with uPVC window to rear aspect and one radiator.



## BEDROOM 2

**9' 11" x 7' 5" (3.02m x 2.26m):**

Second double bedroom with uPVC window to rear aspect and one radiator.

## BATHROOM

6' 6" x 5' 6" (1.98m x 1.68m):

A well-presented three-piece white suite comprising a fully tiled shower cubicle with a mains-fed shower, a low-level WC, and a pedestal wash hand basin. The room is finished with a wall-mounted heated towel rail and an extractor fan.



## EXTERNALLY:

Externally the property boasts well-maintained communal gardens, washing lines and off-road parking.

## SERVICES:

Mains electricity.

Mains sewerage.

Mains water.

Gas fired central heating (communal boiler).

## TENURE:

The property is **LEASEHOLD, CHAIN FREE** and offered with vacant possession.

Service charge (including gas and water): £158 p/m.

Ground rent: £100 p/a.

A lease of 125 years was granted from 1st October 2013.



## GROUND FLOOR

