



## HONEYMEADE CLOSE STANTON IP31 2EF

£360,000  
FREEHOLD

Situated in the sought-after village of Stanton, this spacious and well-presented detached home is ideal for family living. The ground floor features a welcoming entrance hall with storage, cloakroom, and a modern kitchen opening into the bright sitting room, with a garden room overlooking the rear garden. Upstairs offers four generous bedrooms, a family bathroom and an en suite to the principal bedroom. Outside, the paved frontage provides ample off-road parking, while the enclosed rear garden enjoys a patio seating area, lawn, storage shed and gated side access. A fantastic home in a popular village location close to local amenities.

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# HONEYMEADE CLOSE

- Well Presented 4-Bedroom Home
- Extended Detached Property
- Sought After Village Location
- Oil Central Heating
- Located on Honeymeade Close
- Good Size Rear Garden
- Ideal Family Home
- Close to Bury St. Edmunds
- Peaceful Village Setting
- Take A Look At Our Virtual Tour Today



## Entrance Hallway

Front door into entrance hall. Storage cupboard and radiator.

## Cloakroom

WC and vanity wash hand basin.

## Study/Playroom

Versatile Room currently used as a playroom with built in storage. Wall mounted air conditioning unit. Window to front and door to side.

## Kitchen

Stylish kitchen with range of base, wall and drawer units with work top over. Sink and drainer, space for American style fridge/freezer, washing machine. Double range style oven with extractor fan over. Opens into Sitting room. Window to front.

## Sitting/Dining Room

Well proportioned sitting room with log burner. Two windows to rear and door into garden room. Two radiators.

## Garden Room

Beautiful garden room with air conditioning unit, French doors into the garden.

## Landing

## Bedroom 1

Spacious master bedroom, with steps down into En-suite. Window to rear. Radiator.

## En-Suite

Modern shower room with WC, double shower and vanity wash basin. Sky light. Heated towel rail.

## Bedroom 2

Lovely double room. Window to rear. Radiator.

## Bedroom 3

Double room. Window to front. Radiator.

## Bedroom 4

Loft access. Window to rear. Radiator.

## Bathroom

Bathroom suite with WC, wash hand basin and bath with shower attachment. Window to side. Heated towel rail.

## Outside

### Front Garden

Block paved low maintenance front garden offering ample off road parking. Gated access to the side into rear garden.

### Rear Garden

Mainly laid to lawn with access to side, mature shrubs and patio area.

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**Approximate total area<sup>1)</sup>**  
 1455 ft<sup>2</sup>  
 135.4 m<sup>2</sup>

**Reduced headroom**  
 15 ft<sup>2</sup>  
 1.4 m<sup>2</sup>

(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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**EPC Rating: Council Tax Band: D**

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