



Culvers Meadow

Stanton , IP31 2XT

Guide Price £350,000

Four-bedroom detached home nicely tucked away in a quiet cul-de-sac, with generous living spaces including Kitchen/Dining Room and a spacious Living Room with double doors leading to a nicely presented garden.



Property Features

- Spacious four bedroom detached property
- Set within a quiet cul-de-sac
- Modern Kitchen/Dining Room
- Large Living room with double doors onto the garden decked area
- En suite to master and family bathroom
- Driveway accommodating up to 3-4 vehicles
- Private rear garden with decked area
- Prime village location
- Gas central heating & uPVC double glazed
- CHAIN FREE!

FULL DESCRIPTION

This property comprises a spacious entrance hall, offering access to both the spacious lounge and the modern kitchen/dining room. the dining area provides ample space for entertaining, this leads onto the contemporary kitchen boasting a built-in fridge/freezer, oven, hob, and fan over. Additionally, at the rear of the kitchen, you will find a small lobby area and a convenient downstairs WC. As you make your way to the back of the property, there is the spacious living room, with large double doors that lead onto the garden.

Upstairs, you will discover four generously sized bedrooms, including a master bedroom complete with an en suite

bathroom (Shower cubicle, hand basin and WC). A well-equipped family bathroom is also available on this level (Bath with shower over, hand basin and WC).

Externally, to the rear the garden is not overlooked, enclosed by panelled fencing, primarily laid to lawn with a decked area directly to the rear of the property and there is also access to the garage via a side door. Furthermore, this space is complemented by a flower border filled with apple, pear, and plum trees. To the front there is a large driveway with space for 3-4 cars and a garage, garden area which is laid to lawn and benefits from a small wildlife pond.

MEASUREMENTS:

ENTRANCE HALL – 2.74m x 1.20m (9' x 3'9")

KITCHEN – 3.02m x 2.57m (9'9" x 8'4")

DINING ROOM – 3.02m x 2.74m (9'9" x 8'9")

LIVING ROOM – 3.56m x 5.44m (11'6" x 17'8")

LOBBY – 0.87m x 1.40m (2'8" x 4'5")

WC – 0.88m x 1.86m (2'8" x 6'1")

FAMILY BATHROOM – 1.84m x 2.08m (6' x 6'8")

BEDROOM FOUR – 1.84m x 3.32m (6' x 10'8")

BEDROOM THREE – 2.74m x 2.14m (8'9" x 7')

BEDROOM TWO – 2.63m x 3.06m (8'6" x 10')

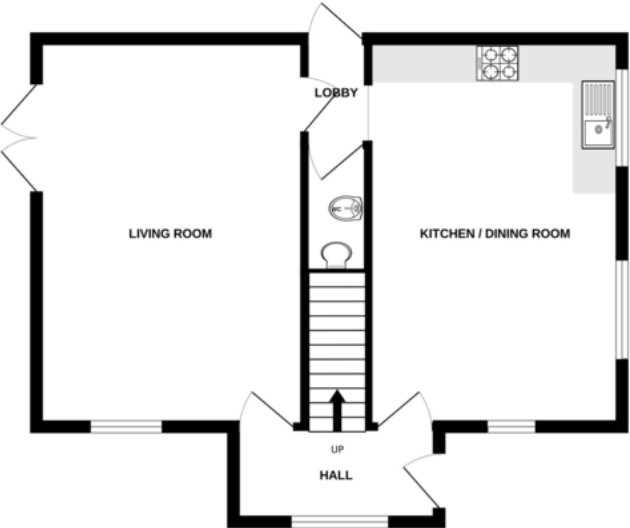
MASTER BEDROOM – 2.65m x 3.61m (8'7" x 11'8")

EN SUITE – 0.80m x 2.43m (2'6" x 7'9")

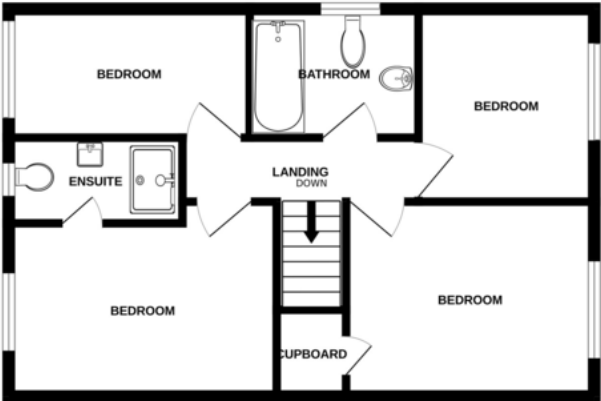




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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