



COURTFIELD

OLD BURY ROAD STANTON, IP31 2BS



Situated within the attractive Suffolk village of Stanton, this charming Grade II Listed three-bedroom cottage beautifully combines period character with a comfortable and well-presented interior.

Retaining a wealth of character features while having been maintained to a high standard, the property offers a warm and inviting home.

On entering the property, you are welcomed into the dining room, which provides a lovely central space from which the accommodation flows. The modern kitchen lies directly ahead and offers a stylish and practical space for everyday use, while to the side is the welcoming living room, featuring a wood-burning stove as a focal point. The living room adjoins the dining room but is beautifully separated by original exposed beams, creating a distinct yet connected arrangement with plenty of character. A separate WC completes the ground floor.

Upstairs, there are three well-proportioned double bedrooms, together with the family bathroom, providing excellent accommodation for families or those requiring additional space.

Outside, the property benefits from an enclosed rear garden, providing a private and enjoyable space for

outdoor entertaining and relaxation. A number of useful outbuildings offer excellent storage and potential for hobbies or workspace, while off-road parking further enhances the practicality of the property.

Full of charm and character throughout, this is a beautifully presented cottage offering a wonderful blend of traditional features, modern comforts and versatile living accommodation in the desirable village of Stanton.

LOCATION

Stanton is a well-appointed village benefiting from a variety of amenities including a local store, post office, public house, petrol station, small supermarket, fish and chip shop, hairdressers, doctor's surgery and a primary school. The village is situated approximately 10 miles from the town of Bury St Edmunds where additional amenities can be found. The mainline railway station at Diss is about 12 miles away and provides direct trains into London Liverpool Street.









FLOOR PLAN



SERVICES

Oil fired central heating. Mains water, electricity and drainage are connected. (Durrants have not tested any apparatus, equipment, fittings or services and cannot therefore verify they are in working order.)

LOCAL AUTHORITY

Mid Suffolk District Council
Council Tax Band - D

ENERGY PERFORMANCE

EPC - E

VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 642233.

BUILDING CONSULTANCY

Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations and project management - please contact the team directly.

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IMPORTANT NOTICE

Durrants and their clients give notice that:

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CONTACT US

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