



Hilltop Way, Stanton, Suffolk, IP31 2EB

**MARK EWIN**  
BURY ST EDMUNDS

Located in the well-served village of Stanton is this well-presented, detached family home with off-road parking.

The accommodation comprises an entrance hall, cloakroom, open plan sitting/dining room, fitted kitchen and a study/utility space which was formerly the garage. On the first floor, there are three bedrooms, two benefit from built-in wardrobes and the family bathroom completes the accommodation on offer.

Outside, parking is offered via a driveway, and the rear garden is mainly laid to lawn with a paved patio area and is enclosed by fencing.

#### Additional Information

Tenure: Freehold

Mobile Coverage: EE, O2, Three & Vodafone are available in this area. (Source Ofcom)

Broadband: Standard & Superfast are available in this area. (Source Ofcom)

Services: Mains Gas, Electric, Water and Drainage. Heating via gas central heating.

(Please note that none of these services have been tested by the selling agent.)



#### Directions

Proceed out of Bury on the A143 towards Diss and pass through the villages of Great Barton and Ixworth. Turn left onto Barningham Road and continue along George Hill. Turn left into Chare Road and left again into Hilltop Way where the property can be found on the right hand side.

#### Location

Stanton village offers a great range of amenities including chip shop, local store, co-op, post office, public house and schooling. Stanton is central in regards to access towards Diss or Bury St Edmunds. There is a regular bus service to the historic market town of Bury St Edmunds which provides an excellent range of schooling, shopping, cultural and recreational facilities. There is good access to the A14 dual carriageway linking the east coast ports, Cambridge and London via the M11 motorway.

## Accommodation:

Entrance Hall 5' 11" x 14' 8" (1.80m x 4.46m)

Sitting Room 12' 10" x 11' 11" (3.92m x 3.64m)

Dining Area 9' 1" x 11' 3" (2.76m x 3.43m)

Cloakroom

Kitchen 9' 9" x 8' 3" (2.96m x 2.51m)

Study/Utility Room 7' 7" x 17' 2" (2.31m x 5.22m)

Landing

Bedroom 12' 10" x 12' 1" (3.90m x 3.68m)

Bedroom 12' 10" x 10' 10" (3.90m x 3.29m)

Bedroom 8' 6" x 8' 7" (2.60m x 2.62m)

Bathroom 6' 9" x 6' 3" (2.06m x 1.90m)

Rear Garden

Driveway

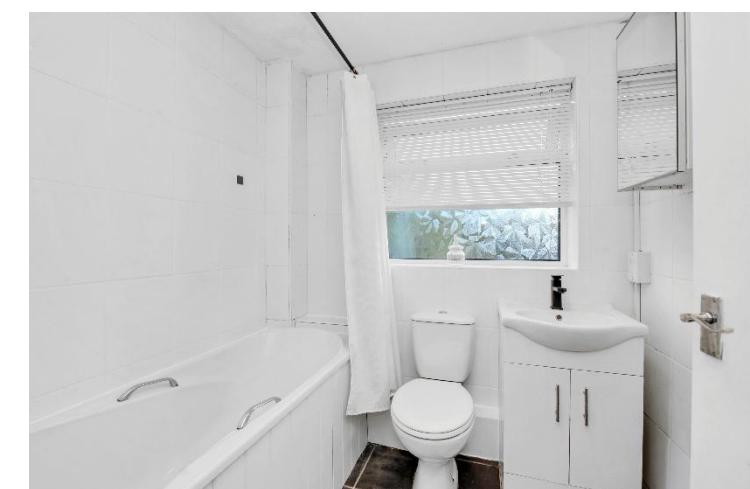
## Additional Information:

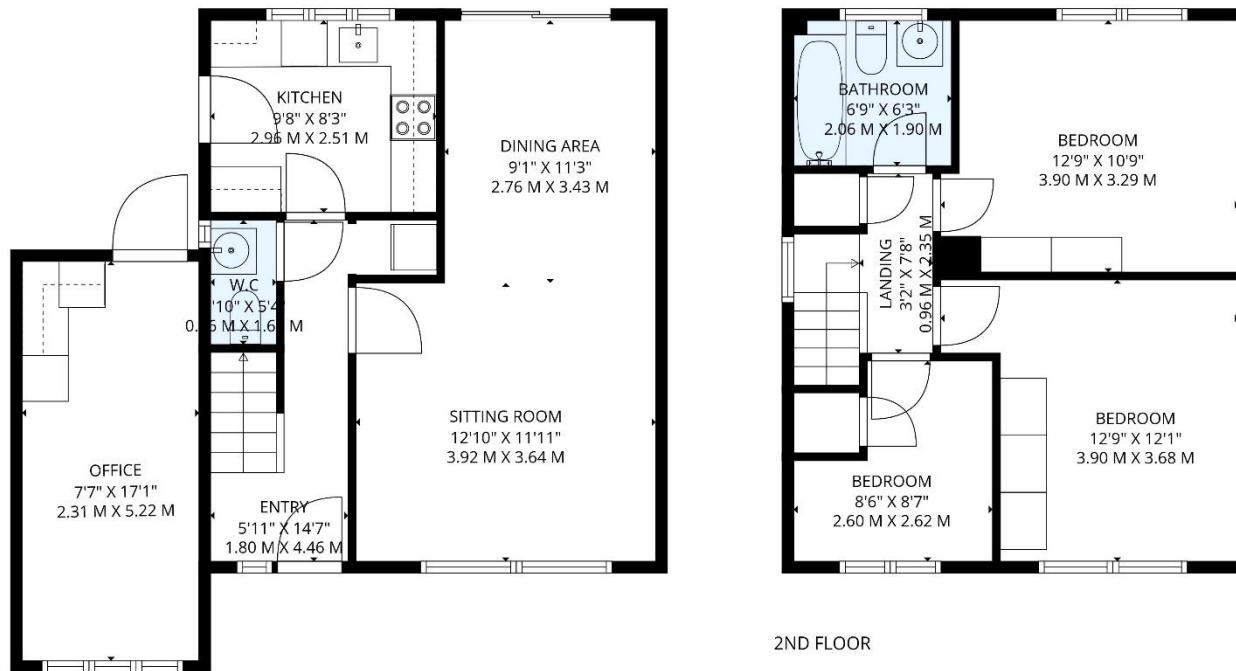
Council Tax Band: C

EPC Rating: TBC

Tenure: Freehold

Offers Over £280,000  
Freehold





**TOTAL: 1154 sq. ft, 107 m<sup>2</sup>**

1st floor: 711 sq. ft, 66 m<sup>2</sup>, 2nd floor: 443 sq. ft, 41 m<sup>2</sup>  
 EXCLUDED AREAS: WALLS: 99 sq. ft, 9 m<sup>2</sup>

All Measurements Are Approximate. This Floor Plan is a Guide Only. Produced By Dpp.

**MONEY LAUNDERING REGULATIONS 2003:** Purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**PLEASE NOTE:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the Agents.

[www.markewin.co.uk](http://www.markewin.co.uk)

01284 217530 [team@markewin.co.uk](mailto:team@markewin.co.uk)  
 77 St Johns Street, Bury St Edmunds  
 Suffolk, IP33 1SQ

