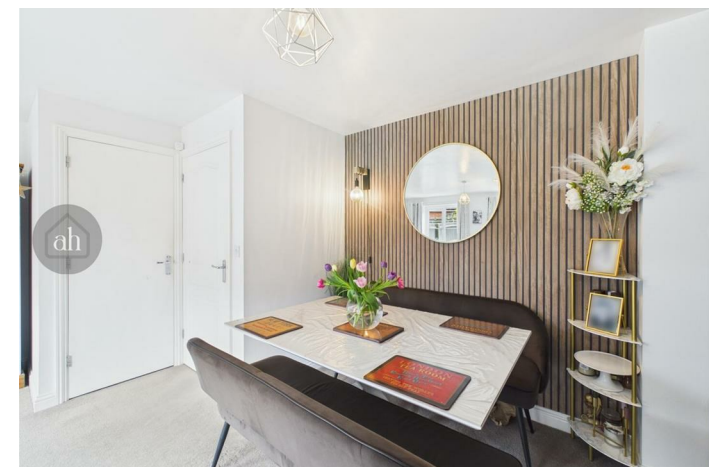
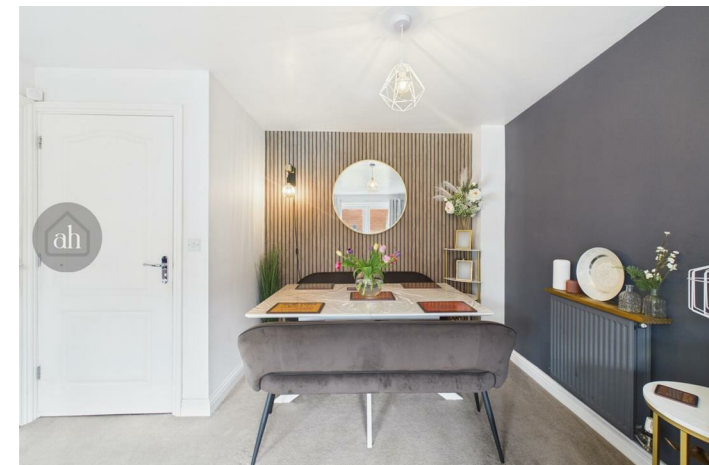




GILBERT ROAD, STANTON IP31 2AU

OIEO £260,000
FREEHOLD

Situated in the well-served village of Stanton, this well-presented semi-detached house offers modern and comfortable living throughout. The home offers an inviting entrance hall, complete with a convenient ground-floor cloakroom. At the heart is a bright, well-proportioned sitting and dining room, with French doors open to a south-facing rear garden, featuring patio and decking areas perfect for relaxing. The modern kitchen is both thoughtfully designed and well-appointed. Upstairs, three pleasant bedrooms offer a peaceful retreat, including a lovely master bedroom that benefits from its own private ensuite, alongside a family bathroom. Outside, the property enjoys the practical additions of a garage and allocated parking. Perfectly positioned close to all of the village's amenities, a viewing of this delightful home is highly recommended.

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GILBERT ROAD

- Well Presented Three Bedroom Home • Spacious Sitting Room/Dining Room • Well Appointed Kitchen • Gas Fired Central Heating • Master Bedroom With En-Suite • Garage & Parking & EV Charger • Ground Floor Cloakroom • Close To Local Amenities • Viewing Is Highly Recommended • Step Inside Today With Our 360 Virtual Tour!



Entrance Hall

Welcoming entrance hall with stairs leading to the first floor. Wood affect flooring. Radiator.

Cloakroom

WC and pedestal wash basin. Window to front. Radiator.

Sitting/Dining Room

Well proportioned room with a dining area. French doors opening directly to the rear garden and window to rear. Understairs storage cupboard. Two radiators.

Kitchen

Modern kitchen with a wide range of wall and base cupboard and drawer units. With ample work tops over. Inset sink and drainer. Integrated electric oven, gas hob with extractor hood over, dishwasher and fridge freezer. Window to front.

Landing

Loft access. Airing cupboard. Radiator.

Bedroom 1

Double room with window to front. Radiator.

En-Suite

Modern suite, WC and pedestal wash basin. Fully tiled shower cubicle. Window to front. Radiator.

Bedroom 2

Window to rear. Radiator.

Bedroom 3

Window to rear. Radiator.

Bathroom

WC and pedestal wash basin. Bath with handheld shower head attachment and mixer taps. Window to side. Radiator.

Outside

Front Garden

Blocked paved with two parking spaces to the side.

Rear Garden

Partially walled enclosed south facing rear garden with paved patio and raised decked seating area. Steps lead up to the lawn with decorative stone pathway to the garage. Gated side access.

Garage

Up and over door. Overhead storage. Power and light connected. Pedestrian door to garden. EV charger.

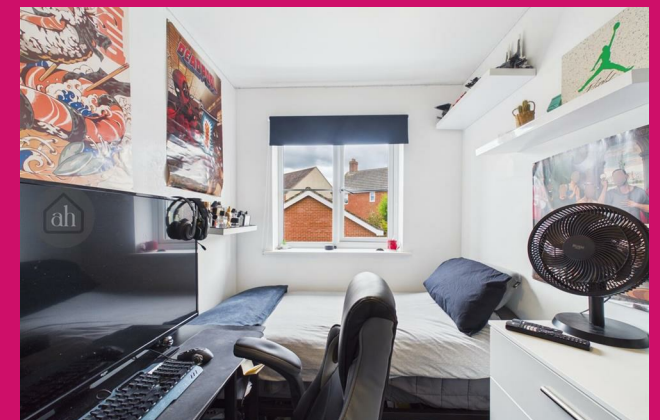
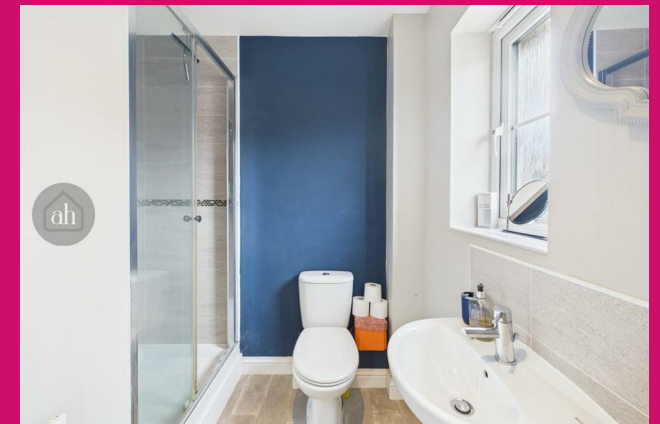
Agent's Note

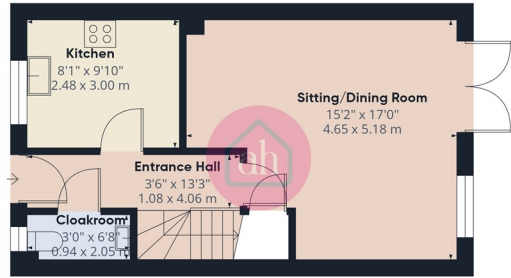
Current service charges are £24.18 per month. The management company has been taken over by the householders on the estate

Disclaimer

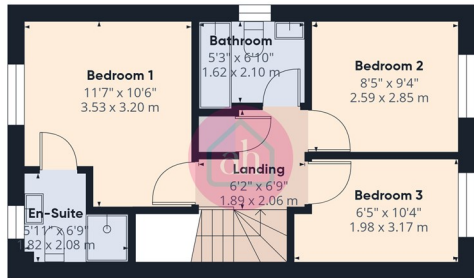
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GILBERT ROAD

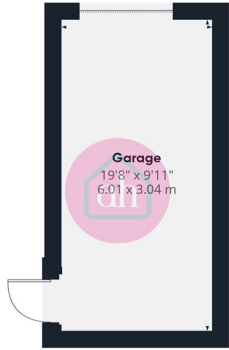




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area⁸⁸
967 ft²
89.8 m²

(1) Excluding balconies and terraces

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
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

EPC Rating: C Council Tax Band: C

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