



Gilbert Road, Stanton, Bury St. Edmunds, Suffolk, IP31 2AU

**MARK · EWIN**  
BURY ST EDMUNDS

## Gilbert Road, Stanton, Bury St. Edmunds, Suffolk, IP31 2AU

A well-presented and chain free, four-bedroom property located in the well-served village of Stanton, benefitting from off-road parking and a delightful outlook onto the green.

The accommodation comprises an entrance hall with multiple storage cupboards, a cloakroom, welcoming sitting room and a modern, open-plan kitchen/dining room. The kitchen offers an attractive range of wall and base level units and incorporates built-in appliances to include a fridge-freezer, washing machine, oven, hob and extractor over. There is also a useful built-in larder cupboard and French doors leading to the garden. On the first floor there are three double bedrooms and a single bedroom, the principal benefits from an ensuite shower room and the family bathroom completes the accommodation on offer.

Outside, the rear garden is mainly laid to lawn with a paved patio area, garden shed and hosts a variety of flowers and shrubs. Parking is offered via a tandem car port to the rear of the property with an additional space behind.

### Additional Information

Tenure: Freehold

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

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

Services: Mains Gas, Electric, Water & 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. Take the first turning on the right to Stanton, onto Old Bury Road to the centre of the village. Passing the shop on your right, continue into Hepworth Road. Gilbert Road is a turning on the right hand side where the property can be found.

### Location

Stanton village offers a great range of amenities including chip shop, local store, post office 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

Cloakroom 5' 7" x 3' 3" (1.70m x 1.00m)

Sitting Room 15' 9" x 10' 10" (4.80m x 3.31m)

Kitchen 14' 5" x 9' 4" (4.39m x 2.84m)

Dining Room 10' 2" x 8' 6" (3.11m x 2.58m)

First Floor

Bedroom One 13' 9" x 9' 8" (4.18m x 2.95m) maximum

En-Suite 5' 10" x 2' 7" (1.77m x 0.80m)

Bedroom Two 8' 7" x 11' 4" (2.62m x 3.45m)

Bedroom Three 10' 2" x 8' 2" (3.11m x 2.48m)

Bedroom Four 10' 5" x 6' 7" (3.17m x 2.00m)

Bathroom 4' 11" x 7' 10" (1.50m x 2.40m)

Outside

Front & Rear Gardens

Car Port & Parking

**Additional Information:**

Council Tax Band: D

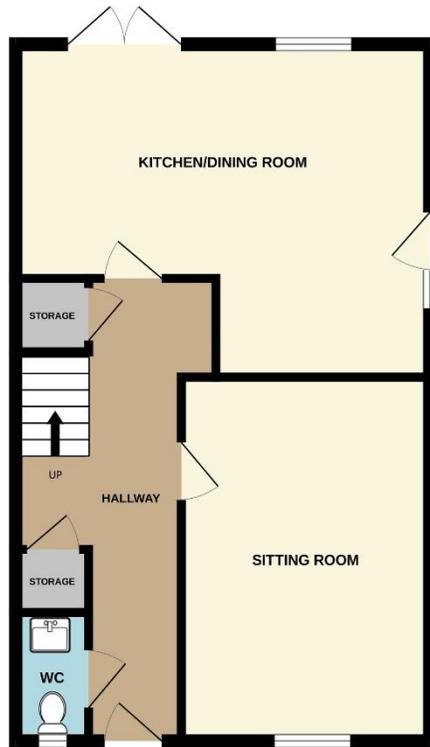
EPC Rating: B

Tenure: Freehold

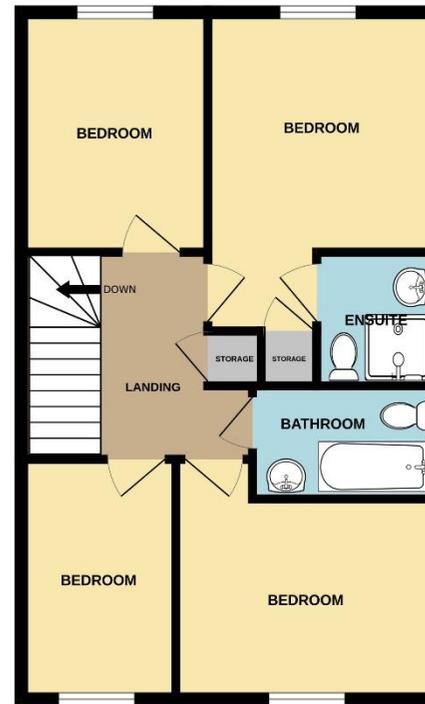
**Offers Over £300,000  
Freehold**



GROUND FLOOR  
546 sq.ft. (50.7 sq.m.) approx.



1ST FLOOR  
538 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA: 1084 sq.ft. (100.7 sq.m.) approx.

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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**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)

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