

36 Fordhams Close, Stanton

Guide Price £270,000

THE M&G PARTNERSHIP

36 Fordhams Close

Stanton, Bury St. Edmunds

- Surprisingly spacious semi- detached chalet
- Occupying a well served village setting
- Gas fired central heating, uPVC sealed unit glazing
- Hall, fitted kitchen, living room, dining room
- 3 Good sized bedrooms, bathroom
- Gardens and extensive parking
- Garage and large timber framed workshop

This spacious semi-detached chalet-style home occupies a pleasant position within the popular and well-served village of Stanton.

The accommodation includes an entrance hall, fitted kitchen and a generous living room featuring a wood-burning stove, together with patio doors opening onto the rear garden. A separate dining room provides excellent flexibility and could equally serve as a 4th bedroom or home office.

Upstairs are 3 good-sized bedrooms, including two doubles and a smaller double/single room, together with a family bathroom. The property, which benefits from gas-fired central heating and uPVC double glazing includes a garage, large workshop, extensive parking and enclosed gardens. An ideal family home which really does need to be viewed internally to appreciate the space on offer.







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Entrance Hall
A spacious hallway with lots of storage and staircase to the first floor.

Kitchen
8' 10" x 8' 4" (2.68m x 2.55m)
Fitted with a range of cupboards and worktop surfaces. Ample appliance space and doors to the outside.

Living Room
15' 11" x 12' 3" (4.84m x 3.73m)
A generously proportioned reception room with a wood burner/indoor grill and patio doors to the gardens.

Dining Room
11' 0" x 8' 3" (3.36m x 2.52m)
Currently used as a dining room, this room could easily be used as an additional bedroom or large home office.

First floor landing
A spacious landing area giving access to all 3 bedrooms and the family bathroom.

Bedroom 1
15' 11" x 9' 11" (4.86m x 3.03m)
A very comfortable double bedroom.

Bedroom 2
15' 10" x 9' 7" (4.82m x 2.93m)
Another good sized double bedroom.

Bedroom
10' 11" x 7' 9" (3.32m x 2.35m)
A smaller double or large single room.

Bathroom
With a classic white suite.







Outside

The gardens to the front of the property have been hard landscaped to provide extensive parking. The driveway gives access to the large garage which has light and power connected and a workshop area.

A side access leads to the private rear gardens which include a lawn, patio and a large timber outbuilding/workshop (6m x 3m)with light and power connected.

Agents Note

Services: All main services are connected

Gas central heating, uPVC glazing

Council Tax - Band C - West Suffolk

Broadband - Ofcom states Ultrafast is available

Mobile - Ofcom states all providers are likely

Energy Performance Rating - C

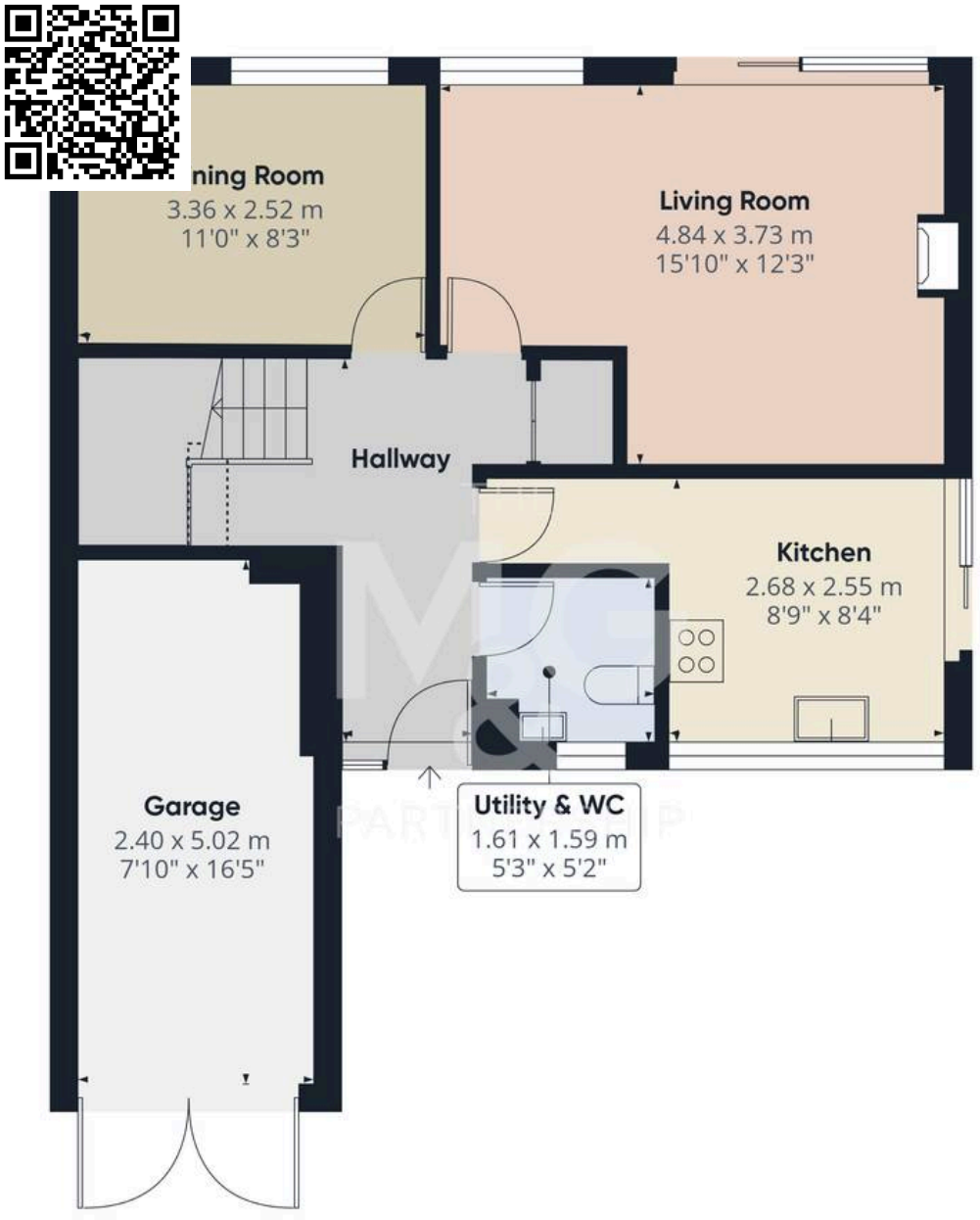




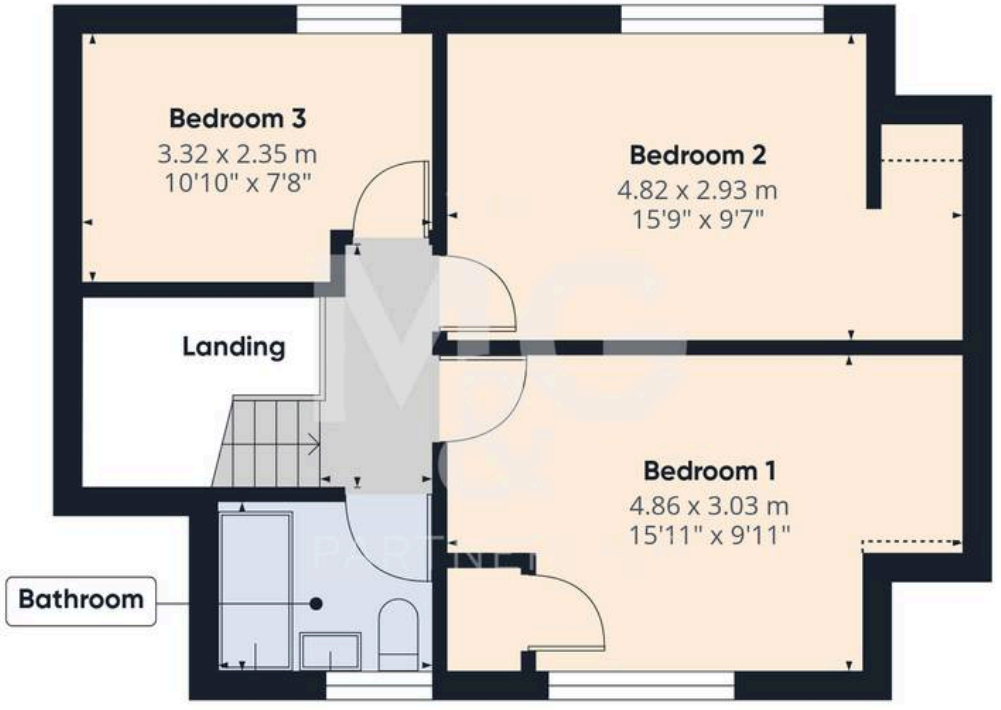


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01284 755526

mail@mortimerandgausden.co.uk

www.mortimerandgausden.co.uk

7 Langton Place, Bury St. Edmunds, Suffolk IP33 1NE

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