

oakheart



£400,000

Price Guide

Upper Street, Stanstead



GUIDE PRICE £400,000 - £425,000. A well presented three-bedroom home located in the quaint and picturesque Suffolk village of Stanstead, offering thoughtfully arranged accommodation across two floors, complemented by a beautifully landscaped south-facing garden and off-street parking for two vehicles.

The ground floor commences with a welcoming entrance hall, which leads through to a centrally positioned dining room, creating an ideal space for both everyday living and entertaining. From here, the accommodation flows to a well-proportioned living room located at the rear of the property, featuring attractive oak flooring and double doors opening directly onto the garden. The

kitchen is conveniently arranged off the dining room and offers excellent storage and worktop space, comprising of an integrated fridge freezer, an integral eye level oven and a butler sink complete with a stylish black mixer tap. A useful utility room provides additional storage and practicality, while a cloakroom completes the ground-floor accommodation.

Upstairs, the property offers three well-proportioned bedrooms, two of which are complete with bespoke made to measure wardrobes. The principal bedroom benefits from its own ensuite shower room, while a modern shower room serves the remaining bedrooms.

Externally, the property enjoys a well landscaped south-facing rear garden, thoughtfully arranged with sandstone paving leading to an area of lawn, perfect for outdoor dining and relaxation. To the front, off-street parking is provided for two cars.

This attractive home combines practical living space with quality finishes and appealing outdoor areas, making it an excellent choice for families and professionals alike.

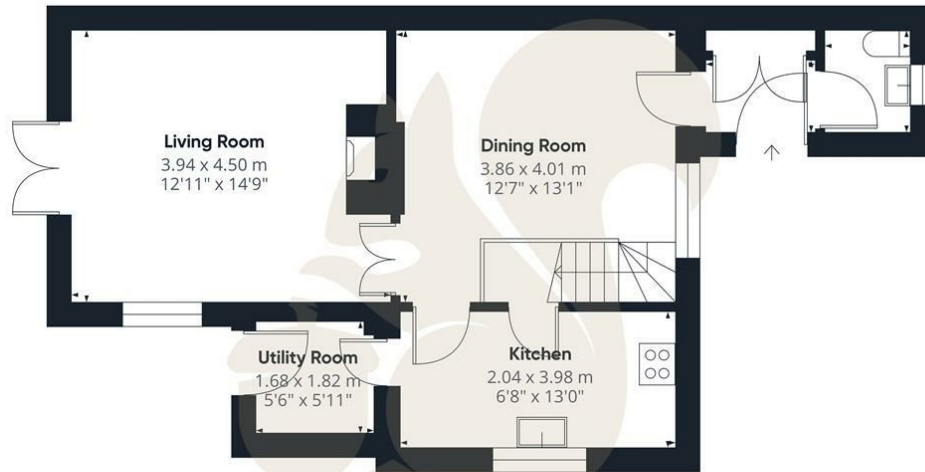
Call Oakheart today to arrange your viewing!



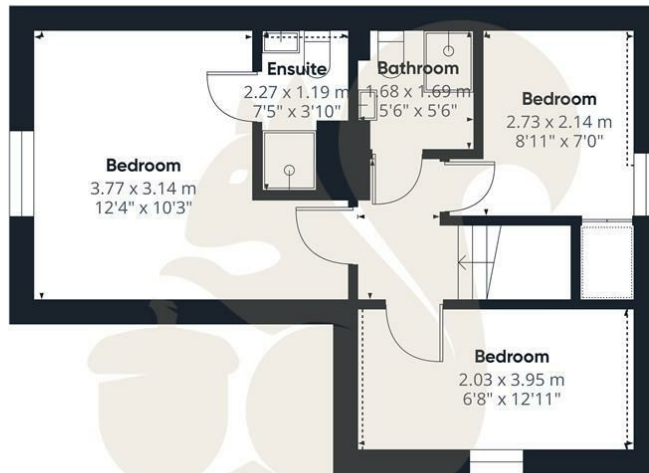








Ground Floor



Floor 1



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**Approximate total area**

84.3 m<sup>2</sup>  
907 ft<sup>2</sup>

**Reduced headroom**

0.7 m<sup>2</sup>  
8 ft<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:

Tenure:  
Freehold

Council Tax Band:  
D

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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