

## Summary

A deceptively spacious 3 bedroom detached bungalow with open views on the edge of Stanton. The property benefits from a large lounge, dining room, utility room, conservatory and situated on a good size plot with gardens & off road parking. Viewing highly recommended to appreciate the space this home has to offer!

## Description

### Approximate Room Sizes

**ENTRANCE HALL** A large welcoming entrance hall. Part glazed front door. Radiator.

**SITTING ROOM** Open fire with stone surround. TV point. Radiator. French doors to conservatory.

**CONSERVATORY** 1/2 brick and UPVC. Tiled floor. Radiator. Power and light.

**KITCHEN** Refurbished with 1 1/2 bowl stainless steel sink incorporated into a range of fitted base and wall units with roll top work surfaces and tiled walls. Dual fuel range cooker. Plumbing for dishwasher. Fridge. Radiator. 2 further built-

in cupboards.

**DINING ROOM** Window to front aspect, radiator.

**UTILITY ROOM** Circular stainless steel sink. Wall units. Plumbing for washing machine and tumble dryer. Radiator. Door to rear.

**CLOAKROOM** Low level WC. Hand basin. Tiling. Extractor.

**MASTER BEDROOM** Window to rear aspect. TV point. Radiator.

**BEDROOM 2** Window to rear aspect. Fitted cupboards. TV point. Radiator.

**BEDROOM 3** Window to front aspect. Radiator. Fitted Wardrobes.

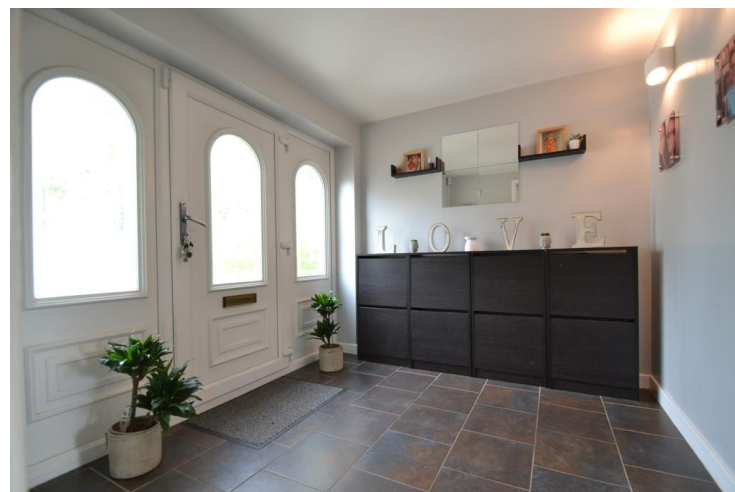
**BATHROOM** Bathroom with inset bath with tiled surround and shower over. Low level WC. Pedestal sink. Tiled walls. Radiator. Loft access (with ladder and housing gas boiler).

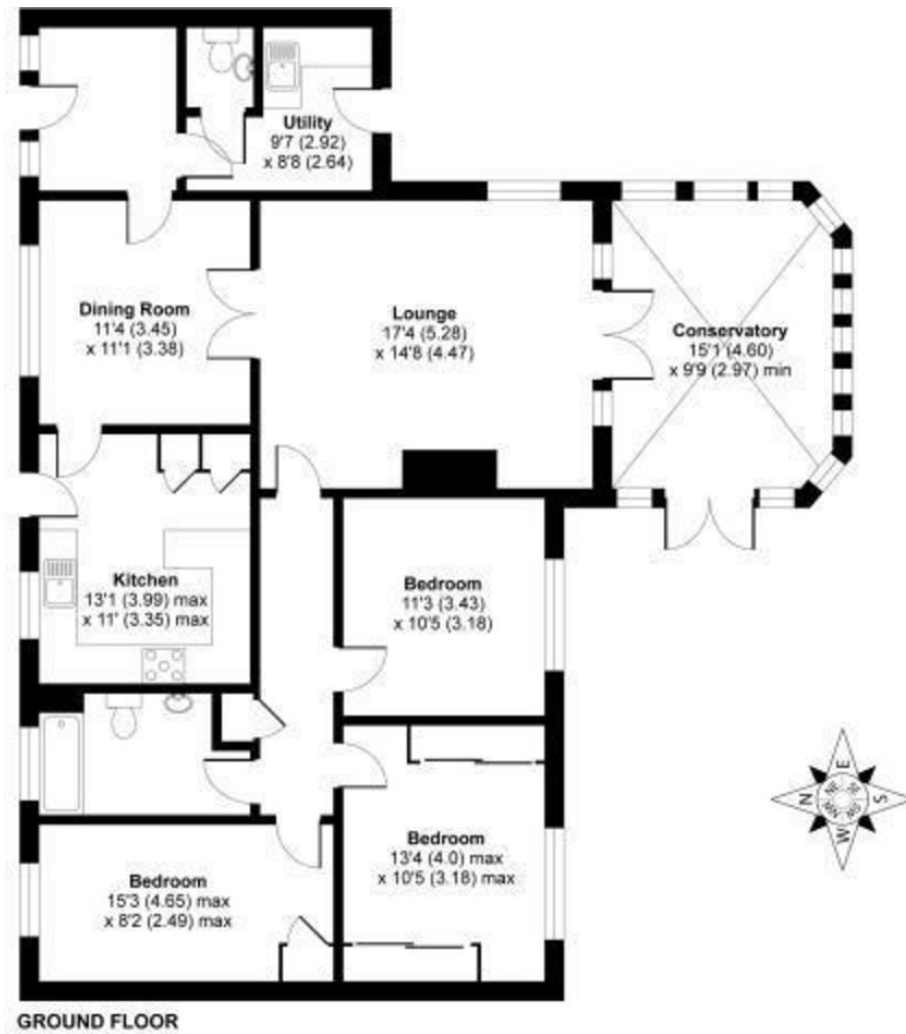
**OUTSIDE** To the front of the property there is a shingled area with parking for several vehicles. The property benefits from front and rear gardens, the front garden is enclosed and private being mainly Laid to lawn. The rear garden is secure, private and backs onto fields, with lawn and patio area.

## Additional Information

Local Authority – West Suffolk Council  
Council Tax Band – D  
Tenure – Freehold  
Post Code – IP31 2AB

Viewings by appointment  
Bychoice Estate Agents  
Tel: 01284 769598





## Holly Bush, Duke Street, Stanton, IP31

APPROX. GROSS INTERNAL FLOOR AREA 1448 SQ FT 134.5 SQ METRES

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Your home may be repossessed if you do not keep up repayments on your mortgage.



### Contact Details

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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92+) <b>A</b>	<b>85</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
<b>69</b>	

### Duke Street | Stanton | IP31 2AB

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### Offers Over £300,000

- Three Bedroom Detached Bungalow
- Conservatory
- Spacious Home
- Ample Parking
- 2 Reception Rooms
- Gas Central Heating