

## Summary

**NO CHAIN!** Located in the village of Stanton with open views, is this extended four-bedroom detached home boasting stunning spacious kitchen/diner, living room, home office/study, ground floor cloakroom, ensuite to master, garage with parking space Infront. Viewing is highly recommended to appreciate the size of this home and its location.

## Description

### Approximate Room Sizes

**ENTRANCE PORCH** Modern composite front door, tiled floor, tower radiator.

**DINING ROOM** 0m x 0m) Window to front aspect, Radiator.

**LOUNGE** 0m x 0m) Double doors to rear garden, two radiators.

**KITCHEN/DINER** A recently extended kitchen/diner with field views to the front aspect and double French doors to the rear garden, generously lit by a skylight. This is a well-thought out beautiful extension and really enhances the living space. There is a range of eye level and base units in white with tiled floor

throughout and wood effect worktops. 1 & 1/2 sink, built in appliances such as fridge freezer and dishwasher, built in oven, gas hob with hood over. Cupboard housing boiler. Large under stairs cupboard.

**WC** Low level WC, wash hand basin with tiled splash backs.

**UTILITY ROOM** Plumbing for washing machine and tumble dryer, sink, range of eye level and base units.

**FIRST FLOOR LANDING** Access to loft, airing cupboard, doors leading to the bedrooms and bathroom.

**MASTER BEDROOM** Window to front aspect overlooking the mill and open fields, Radiator, door to ensuite.

**ENSUITE** Low level WC, wash hand basin, shower cubicle. heated towel rail, mirror with LED lighting.

**BEDROOM** Window to rear aspect, Radiator.

**BEDROOM 3** Window to front aspect overlooking fields, Radiator.

**BEDROOM 4** Window to front aspect overlooking fields, Radiator, built in rails.

**BATHROOM** Suite comprising low level WC. Pedestal wash hand basin. Panelled bath with shower attachment. Tiled splash backs. Tiled floor. UPVC double glazed window to rear aspect. Heated

towel rail.

**OUTSIDE** The front of the property is attractively maintenance free with white stones and a short granite path enclosed by a low fence. The views and the lack of traffic really add to the "kerb appeal" of this lovely family home. The land immediately in front of the property is immune from the threat of development due to the proximity of the ancient windmill. The rear garden is laid to lawn while being enclosed by part fencing and part brick wall. Garage which has up and over door and power, private side access door to the garage. There is a patio area for al fresco dining and relaxing/entertaining.

**AGENTS NOTE** There is an estate charge of approx. £216 per annum with the management company Crabtree.

## Additional Information

Local Authority – West Suffolk Council

Council Tax Band – D

Tenure – Freehold

Services – Gas Central Heating

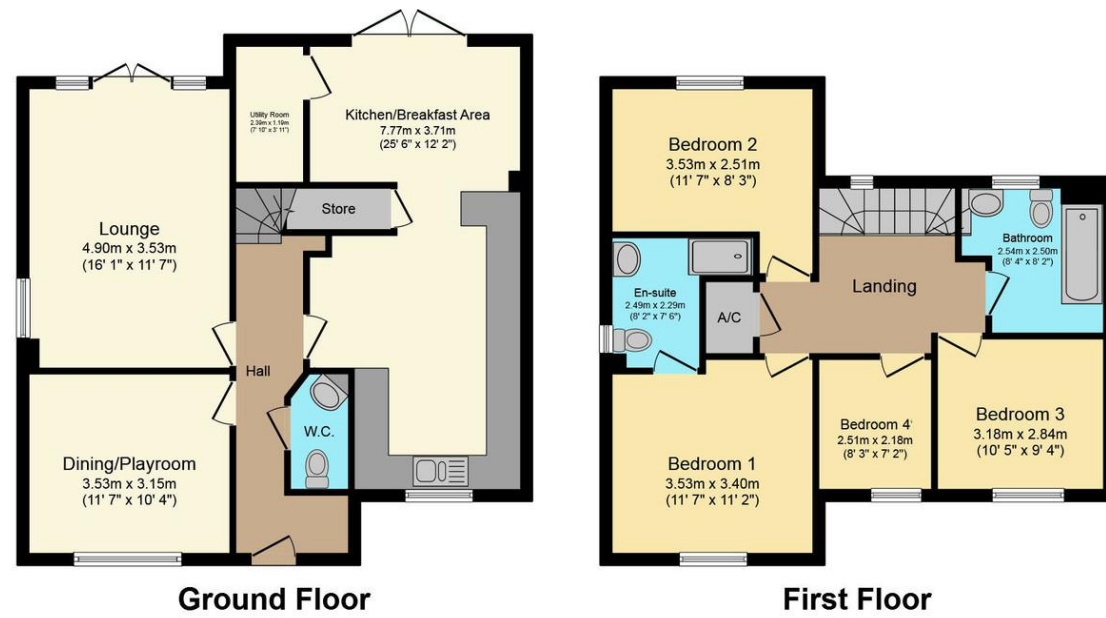
Post Code – IP31 2BQ

Viewings by appointment

Bychoice Estate Agents

Tel: 01284 769598





If you would like to speak to one of our mortgage advisors call now – 01284 769598  
Your home may be repossessed if you do not keep up repayments on your mortgage.



**Contact Details**  
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92+) <b>A</b>	<b>93</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
<b>83</b>	

Dudding Walk | Stanton | IP31 2BQ

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Guide Price £350,000

- No Chain
- Wonderful Views To Front
- Detached
- Four Bedrooms
- Extended Kitchen/Dining Room
- Ensuite