

## Summary

An impressive three bedroom semi-detached home located in the much sought after village of Stanstead. Boasting a 150ft rear garden (sts) with beautiful field views beyond and ample off road parking to the front. Internally a large sitting room, dining room, kitchen, two utility rooms, ground floor wc and bathroom to the first floor. A short drive to the larger villages of Glemsford & Long Melford where you will find ample village amenities including convenience shops, pubs/restaurants, primary schools, doctors surgery's and other independent shops. NO ONWARD CHAIN.

## Description

Approximate Room Sizes

**ENTRANCE HALL** Door leads into entrance hall, doors off to sitting room and dining room. Stairs ascending to first floor landing.

**SITTING ROOM 17' 5" x 11' 6" (5.31m x 3.51m)** Double glazed windows to front and rear. Fireplace.

**DINING ROOM 11' 6" x 10' (3.51m x 3.05m)** Double glazed window to front, fireplace. Door to kitchen.

**KITCHEN 14' 11" x 6' 11" (4.55m x 2.11m)** Double glazed window to rear. Wall and base level units with work surfaces over inset sink with taps over, space for cooker. Door to larder cupboard & rear lobby.

**LOBBY** Doors off to two utility rooms and lean to.

**UTILITY ROOM 1 7' 5" x 5' 11" (2.26m x 1.8m)** Double glazed window to front, wall and base level units with work surfaces over. Inset sink with taps over. Space and plumbing for washing machine and tumble dryer.

**UTILITY ROOM 2 8' 7" x 6' 2" (2.62m x 1.88m)** Double glazed window to side, door to storage cupboard. Oil fire boiler providing domestic hot water and heating to the property. Space for fridge & freezer.

**LEAN TO 11' 7" x 7' 2" (3.53m x 2.18m)** Timber built lean to with doors out to the garden and w/c.

**WC** Low level w/c.

## LANDING

Doors off to bedrooms and bathroom, double glazed window to front.

**BEDROOM ONE 12' 4" x 11' 7" (3.76m x 3.53m)**

Double glazed window to front, door to cupboard.

**BEDROOM TWO 11' 6" x 9' (3.51m x 2.74m)**

Double glazed window to front, door to cupboard.

**BEDROOM THREE 8' 11" x 8' (2.72m x 2.44m)**

Double glazed window to rear, door to cupboard.

## BATHROOM

Double glazed window to rear, door to airing cupboard. Panelled bath with taps and shower attachment over, wash hand basin with taps over, low level w/c.

**OUTSIDE** The front of the property is accessed via a pair of gates which provides vehicular access to the parking. Established flower beds and path to front door. Side gate provides access to the rear garden.

The rear garden is circa 150ft long and is predominately laid to lawn with mature flower beds and shrubs interspersing the garden. There is beautiful field views to the rear of the valley behind.

## Additional Information

Local Authority – Babergh District Council

Council Tax Band – C

Tenure – Freehold

Services – Oil Fired Heating, Water, Electric

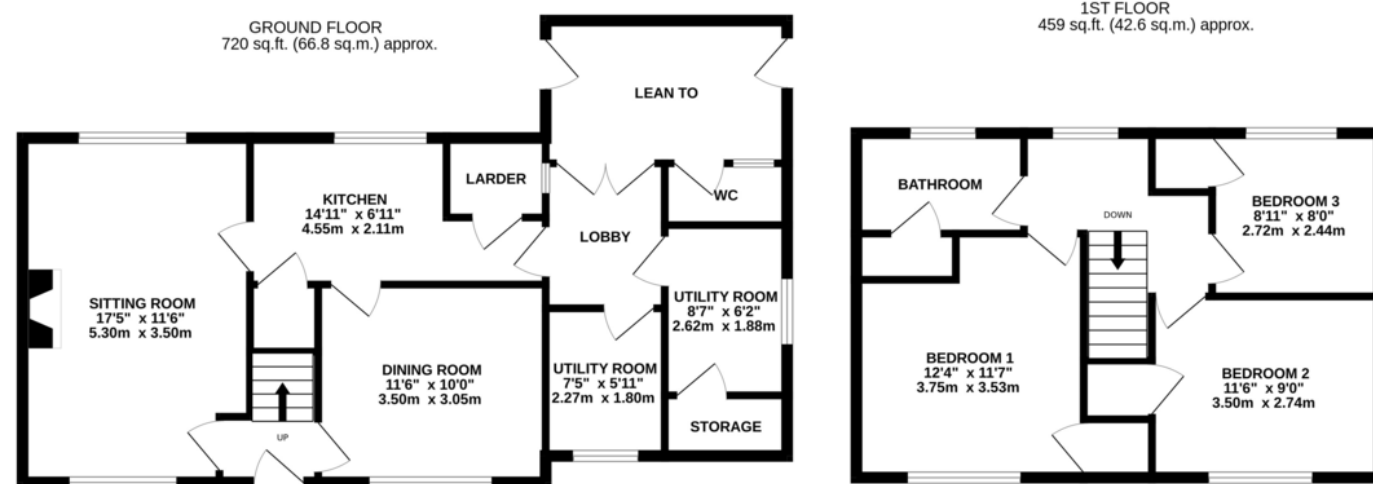
Post Code – CO10 9AR

Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400





**TOTAL FLOOR AREA: 1178 sq.ft. (109.4 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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If you would like to speak to one of our mortgage advisors call now – 01787 468400  
 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

## Valley View | Stanstead | CO10 9AR

**Guide Price £325,000 - £335,000**

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- Three Bedrooms
- Two Reception Rooms
- Kitchen With Larder
- Two Utility Rooms
- Ground Floor W/C
- First Floor Bathroom
- 150ft Rear Garden