



Rose And Crown Court| Stanton | Bury St. Edmunds | IP31

£235,000

Bychoice are delighted to market this 2 Bedroom property for sale in Stanton within a modern cul-de-sac in Stanton. The property comprises of fitted kitchen, generous lounge, ground floor cloakroom, two double bedrooms, modern bathroom, rear garden and parking. Call today to arrange your viewing.

- Modern Home
- Cul De Sac Location
- Two Double Bedrooms
- Modern Bathroom
- End of Terrace
- Rear Garden
- Off Road Parking

## Approximate Room Sizes

**ENTRANCE HALL** Front door, stairs ascending to first floor, doors to kitchen and lounge.

**KITCHEN** 14' 6" x 9' 7" (4.42m x 2.92m) A range of matching wall and base units with work surfaces over incorporating a sink with drainer, oven with electric hob and extractor hood over, space for washing machine, door to cupboard, UPVC double glazed window to front aspect.

**LOUNGE/DINER** 16' 4" x 11' 1" (4.98m x 3.38m) UPVC double glazed window to rear aspect, french doors leading to rear garden.

**GROUND FLOOR WC** Low level WC, wash hand basin.

**FIRST FLOOR LANDING** Doors to the two bedrooms and bathroom.

**BEDROOM 1** 16' 4" x 8' 9" (4.98m x 2.67m) Two UPVC double glazed window's to front aspect.

**BEDROOM 2** 10' 4" x 12' 11" (3.15m x 3.94m) Two UPVC double glazed windows to rear aspect.

**FAMILY BATHROOM** A white suite comprising of a low level WC, wash hand basin and paneled bath.

**OUTSIDE** To the rear the gardens are turfed with a timber shed.

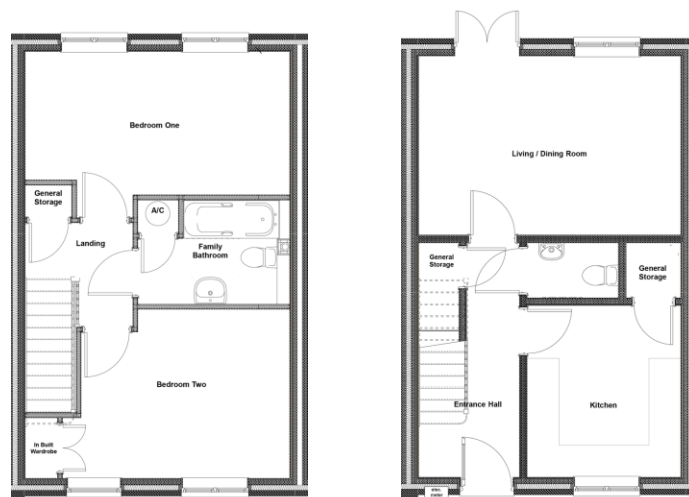
**PARKING** Parking for 1 car. There are also 2 visitors spaces for the properties.

Local Authority – West Suffolk Council

Council Tax Band – B

Tenure – Freehold

Post Code – IP31 2FL



## Contact Details

6 The Traverse, Bury St Edmunds, IP33 1BJ

Tel: 01284 769598

Email: burystedmunds@bychoice.co.uk

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 check the measurements.

