



**Oak Dene**  
**Stanton, Suffolk**

**DAVID  
BURR**

# Oak Dene, Barningham Road, Stanton, Suffolk, IP31 2DT

Stanton is located centrally between the well served cathedral town of Bury St Edmunds (9 miles) and the market town of Diss (12 miles). Stanton has a good range of local amenities including post office, newsagents and store, garage, parish church, public house, doctor's surgery/health centre and primary school with pre-school to name a few. There is a large modern and well-equipped village hall which is used by many local groups and societies together with children's play areas, tennis courts and football fields. The well renowned Wyken Vineyard with Farmers Markets, Leaping Hare Restaurant and shop are on the village periphery.

Oak Dene is a charming four-bedroom detached house located on the edge of the popular village of Stanton.

## An excellent detached house on the periphery of a well-served village.

As you approach via the gated gravel driveway, a sense of privacy and exclusivity welcomes you. The driveway, providing ample parking, leads to a detached garage with an up and over door, offering both convenience and security.

Step inside through the front door to a spacious entrance hall, setting the tone for the home's warm and inviting atmosphere. The ground floor unveils a generously proportioned L-shaped living dining room, adorned with woodland views from both front and rear aspects. The crackling open fireplace adds a touch of cosiness to this versatile space.

The kitchen, a masterpiece of modern design, was remodelled under two years ago. Boasting a comprehensive range of modern wall and base units, integrated appliances include a five-ring electric hob with extractor, two built-in electric ovens, a dishwasher, and an inset sink and drainer. A door leads to a utility room with additional storage and access to the driveway.

Venture upstairs to discover a spacious landing with a shelved double airing cupboard and four comfortable bedrooms. The master bedroom, positioned at the front, features built-in wardrobes and picturesque views over the wooded area. All bedrooms offer ample space, ensuring comfort for the entire household.

The recently modernised family bathroom, with its panel bath and an electric digital shower, WC, and wash basin, adds a touch of luxury to the upper floor.

Step outside to the enchanting garden, laid mainly to lawn, providing a secluded oasis of greenery. A patio at the rear offers views over neighbouring parkland, providing the perfect spot for relaxation. Additional garden space to the side and rear completes the outdoor picture.

**SERVICES:** Mains water, drainage and electricity are connected. Oil radiator heating. **NOTE:** None of these services have been tested by the agent.

**LOCAL AUTHORITY:** West Suffolk Council. Band D

**EPC RATING:** D

**VIEWING:** Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

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