



**Lazy Days,
Stanningfield, Bury St. Edmunds, Suffolk.**

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Centred around an attractive village green, Stanningfield offers local amenities including a Village Inn, well regarded public house and picturesque Norman church. Stanningfield lies about 6 miles south of the Cathedral town of Bury St Edmunds and about 11 miles north of the market town of Sudbury (with its commuter rail link to London's Liverpool Street). Access to the A14 is about 5 miles, with fast access to Cambridge, M11 motorway and Stansted Airport.

A spacious and immaculately presented detached bungalow enjoying a private location within the ever-popular village of Stanningfield. The property is set behind a 5-bar gate with mature ever-green hedging to one side and walled gardens to the other as well as generous **grounds in the region of 0.16 acres** with two versatile outbuildings. The property has two double bedrooms, one of which ensuite with a separate shower room, a sitting room, dining room and well-appointed kitchen.

A spacious and immaculately presented 2 bedroom detached bungalow in this highly regarded Suffolk village with private mature landscaped grounds and a gated entrance.

ENTRANCE HALL: With loft access and 2 deep storage cupboards one of which houses the electrical consumer unit.

KITCHEN: Beautifully appointed with a range of matching wall and base units and a number of integrated appliances including a Lamona electric hob with extractor over and Lamona oven under. There is a stainless-steel butler sink inset with drainer and mixer tap over as well as a further unit housing the boiler. There are further spaces for a plethora of white goods including a fridge/freezer currently recessed into a large cupboard as well as spaces for a washer, dryer, dishwasher and additional under counter fridge and freezer. The kitchen is finished with dual aspect windows to rear and side as well as a personnel door leading to the terrace that immediately abuts the rear of the property providing access to the rear gardens.

SITTING ROOM: A useful space for formal entertaining with open plan access to:-

DINING ROOM: A tasteful addition to the rear of the property added by the current occupiers and enjoying a dual aspect overlooking the rear gardens notably with French style double doors leading on to the terrace

abutting the rear of the property, suitable for Alfresco dining and entertaining.

BEDROOM 1: A substantial double bedroom with views of the front gardens and driveway with door to:-

EN SUITE: Well-appointed with white suite comprising WC, hand wash basin, shower with glass door and window to side aspect.

BEDROOM 2: A double bedroom with window to front elevation and ample space for freestanding storage.

FAMILY SHOWER ROOM: Well-appointed with white suite comprising WC, hand wash basin inset into storage unit with cupboards under. Walk-in shower with sliding glass door and frosted window to rear elevation.

LAZY DAYS, STANNINGFIELD, BURY ST. EDMUNDS, SUFFOLK. IP29 4RR

Outside

The property is accessed via a 5-bar gate allowing access to the driveway providing ample **OFF-ROAD PARKING** for a number of vehicles with further double gates providing access to the rear of the property and a personnel gate to the other side. The front gardens are particularly low maintenance in nature with the LPG tank inset underground and then tastefully disguised by a raised planter with railway sleepers to 4 sides. The rear garden is equally delightful, again low maintenance in nature with an area of formal lawn in the middle, a shingle area to one side as well as a small sun terrace. The other side of the garden is currently home to two substantial **OUTBUILDINGS** one of which has double doors to the front elevation and would serve well as a **LARGE GARAGE**, and is currently equipped with power and light as well as running water. This is heated by an electric infrared heater and has dual aspect windows to either side. There is a further substantial **WORKSHOP** to the rear of the garage which again has double doors and a side personnel door.

SERVICES: Mains drainage, water and electricity are connected. LPG heating (please note that the tank to the LPG heating is sunk into the front garden). **NOTE:** None of these services have been tested by the agent.

CONSTRUCTION TYPE: Brick.

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. Council Tax Band: D - £2042 – 2024.

EPC RATING: E – report available upon request.

BROADBAND SPEED: 80 Mbps (source Ofcom).

MOBILE COVERAGE: EE, Three, O2 and Vodafone – outdoor (source Ofcom).

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WHAT3WORDS: ///producers.amends.segmented.

VIEWING: Strictly by prior appointment only through DAVID BURR
Bury St Edmunds 01284 725525.

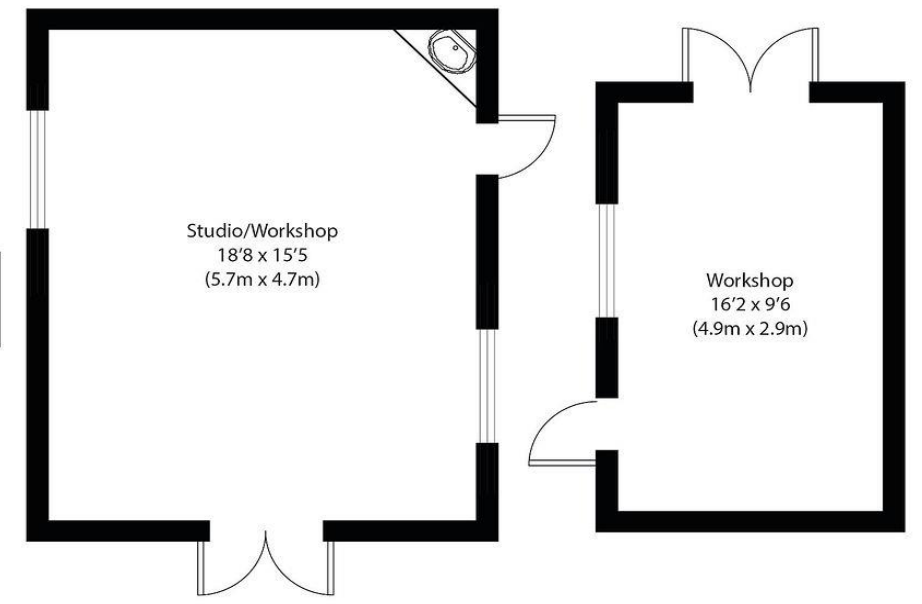
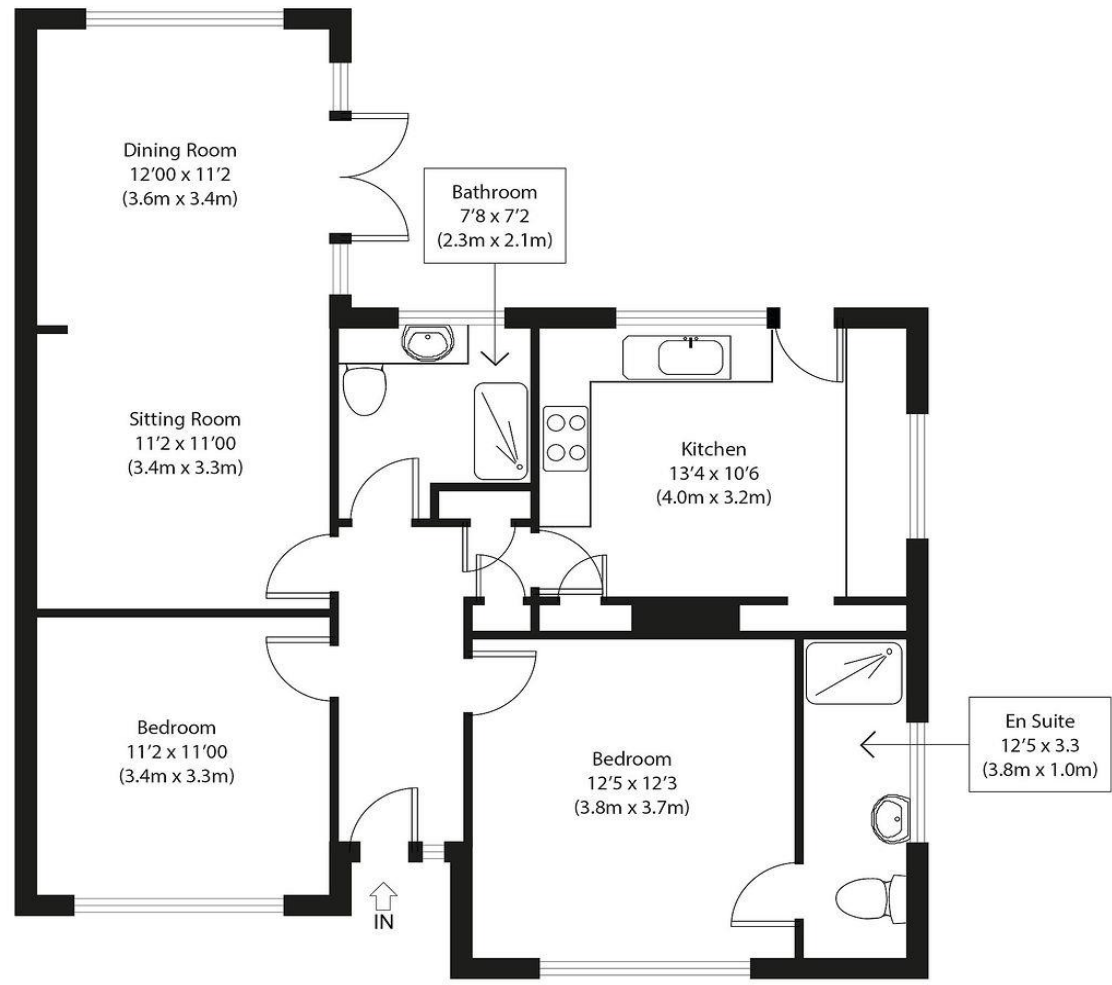
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Approximate Gross Internal Area
Main House 950 sq ft (88 sq m)
Outbuildings 450 sq ft (42 sq m)
Total 1400 sq ft (130 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.ojphoto.co.uk



Ground Floor

