



SAGROLAC, DALE ROAD, STANTON IP31 2DY

**NP NICHOLAS
PERCIVAL**

Chartered Surveyors, Estate Agents & Commercial Property
Beacon End Farmhouse, London Road, Stanway, Colchester, Essex. CO3 0NQ

T: 01206 563222 E: sales@nicholaspercival.co.uk

www.nicholaspercival.co.uk

An individual detached purpose-built chalet overlooking open farmland situated on a No Through Road, having a good sized enclosed rear garden, driveway parking and a short distance from the centre of the sought after village of Stanton.

EPC Rating: D valid to 18th May 2031
Council Tax: Band C



Property Description

The property Sagrolac is a detached chalet constructed from cavity walls with facing bricks externally under a tiled roof and benefiting from uPVC double glazed windows and doors. Gas fired central heating is provided. The property dates from about 1970 and there is a driveway and single garage with up and over door to front.

Location and Situation

Stanton is a sought after village lying about 10 miles north east of Bury St Edmunds and 12 miles south-west of Diss. From either Town, proceed along the A143 and upon entering the village, take the B1111 signposted to Garboldisham. Proceed for about ½ mile and turn left into Chare Road and proceed for a short distance turning right into Dale Road. Sagrolac will be found located on the left side of the road.

Accommodation

Ground Floor

Entrance Hall, 13' 8" x 6'

Staircase to first floor, radiator.

Lounge, 15' x 14'

Window to front, 2 radiators.

Kitchen/Breakfast Room, 23' 6" x 9'

Stainless steel sink unit, electric hob and oven, range of wall and base units, window and door to rear, 2 radiators.

Garden Room, 21' 2" x 6' 5"

Approached from the kitchen having sliding double glazed doors to rear and window, door to

Rear Hall, potential Utility, 10' 10" x 6' 5"

Door to side, window to rear, cupboard containing wall mounted Worcester gas fired boiler.

Bedroom Three/Family Room, 10' 10" x 10' 5"

Window to front, radiator.

WC

Having concealed cistern and window to side.

Bathroom

Suite comprising bath, pedestal hand wash basin, chromium heated towel rail, large linen cupboard and window to side.

First Floor

Landing

Fitted eaves cupboard.

Bedroom One, 13' 4" x 10' 3" plus Bay Window

Large eaves storage cupboard, radiator, access to roof void.

Bedroom Two, 15' x 10' 4" plus bay window

Large eaves storage cupboard, radiator.

Externally

Driveway leads to the front of the garage, pedestrian path between the garage and the house leading to a rectangular enclosed rear garden, laid to lawn. Open plan front garden,

views over farmland to the front of the property.

Services

Mains water, electricity, drainage and gas are understood to be connected to the property.

Tenure

The property is offered Freehold with vacant possession.

Broadband and Mobile Coverage

Max download speed Superfast 77Mbps and Upload speed 20 Mbps available. Mobile phone coverage available with EE, Three and O2.

Viewing

Strictly by prior appointment through the Landlord's Letting Agent Nicholas Percival Limited tel: 01206 563222 or e-mail: info@nicholaspercival.co.uk.





Nicholas Percival
Beacon End Farmhouse, London Road, Stanway, Colchester, Essex. CO3 0NQ

T: 01206 563222 E: sales@nicholaspercival.co.uk
www.nicholaspercival.co.uk



NP NICHOLAS
PERCIVAL

Chartered Surveyors, Estate Agents & Commercial Property