



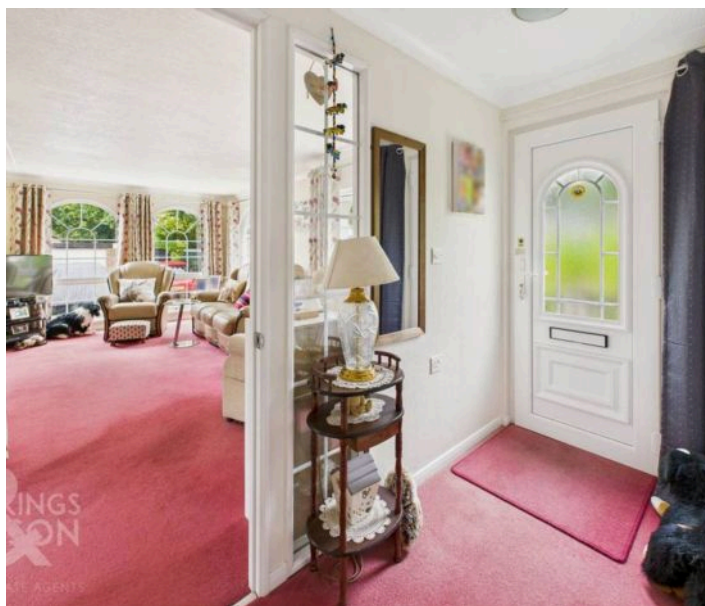
Shepherds Grove Park, Stanton - IP31 2BN



Shepherds Grove Park

Stanton, Bury St. Edmunds

NO CHAIN! Situated in a sought after over 55's development, this DETACHED PARKHOME occupies an enviable CORNER PLOT positioning. Opening to a welcoming HALLWAY ENTRANCE leading to an open KITCHEN boasting INTEGRATED APPLIANCES flowing into the DINING ROOM, perfect for entertaining guests or enjoying home-cooked meals. Adjacent, the generous 17' SITTING ROOM is flooded with natural light from a DUAL ASPECT, creating a bright and inviting space to relax and unwind. Hosting TWO DOUBLE BEDROOMS, the MAIN BEDROOM features an ENSUITE SHOWER ROOM and a WALK-IN WARDROBE, providing luxury and convenience. Completing the accommodation is a modern three piece FAMILY SHOWER ROOM. Heading outside, the property enjoys well maintained WRAPAROUND GARDENS with outside storage and DRIVEWAY PARKING.



Council Tax band: A

Tenure: Leasehold

- No Chain!
- Detached Parkhome
- Exclusive Over 55's Development
- 17' Dual Aspect Sitting Room
- Open Kitchen & Dining Room
- Two Double Bedrooms
- Main Bedroom with Ensuite Shower & Walk-in Wardrobe
- Corner Plot with Wraparound Gardens & Driveway Parking

Stanton is a village located approximately nine miles northeast of Bury St Edmunds in Suffolk, England. It is part of the West Suffolk district and is known for its historic landmarks, including the restored windmill at Upthorpe Farm and the former WWII airfield RAF Shepherds Grove. The village offers various amenities such as a primary school, a nursery, and local pubs. It is situated near the River Gipping and features a mix of countryside and urban areas, making it a charming community with a strong sense of place.



SETTING THE SCENE

The property can be found set back from the road, occupying a generous corner plot offering a beautifully maintained frontage predominantly laid to lawn surrounded with a range of well established shrubs and potted plants. A flagstone pathway bisects the garden leading up a few shallow steps to the main entrance under an open porch.

THE GRAND TOUR

Stepping inside, the spacious hallway entrance offers useful integral storage, perfect for outdoor wear. Opening to the 17' sitting room, the space enjoys floods of natural light from a generous dual aspect with uPVC double glazed windows. The room is centred around a feature electric fireplace and allows for a range of soft furnishing layouts. Carpeted flooring runs underfoot and continues into the spacious dining room, including space for storage furniture and formal dining with an open walkway leading into the kitchen, with a French door leading out to the garden. The kitchen itself offers a range of wall and base storage cupboards and integrated appliances including an oven, four burner gas hob and extractor above, whilst under counter space is also available for white goods including a washing machine, dishwasher and fridge freezer. Also from the hallway, two spacious double bedrooms can be found. The main bedroom enjoys a dual aspect with wall mounted storage cupboards, space for a large double bed with a useful walk-in wardrobe to the right hand side and an adjacent three piece ensuite shower including a glass enclosed shower cubicle. The second double bedroom offers substantial fitted wardrobes, carpeted flooring underfoot and a radiator. completing the accommodation, the three piece shower room offers a wet room style with an open walk in shower and integral storage to the corner.

FIND US

Postcode : IP31 2BN

What3Words : ///ogre.fuzz.recoup

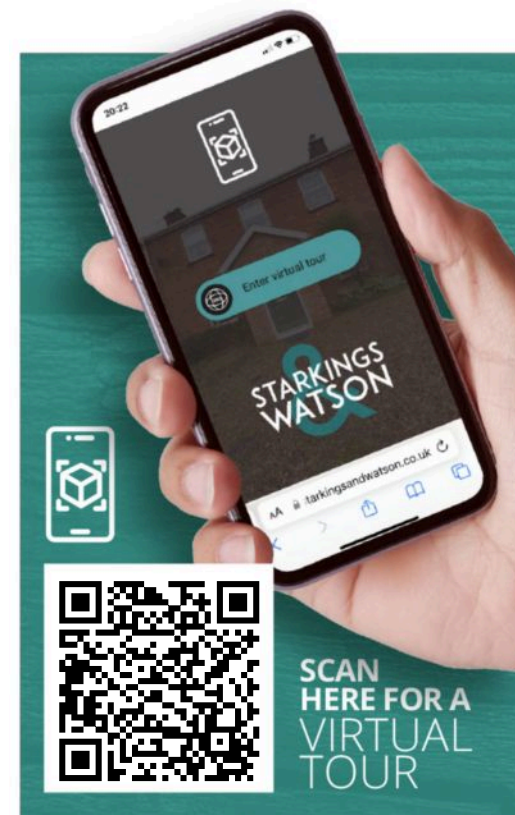
VIRTUAL TOUR

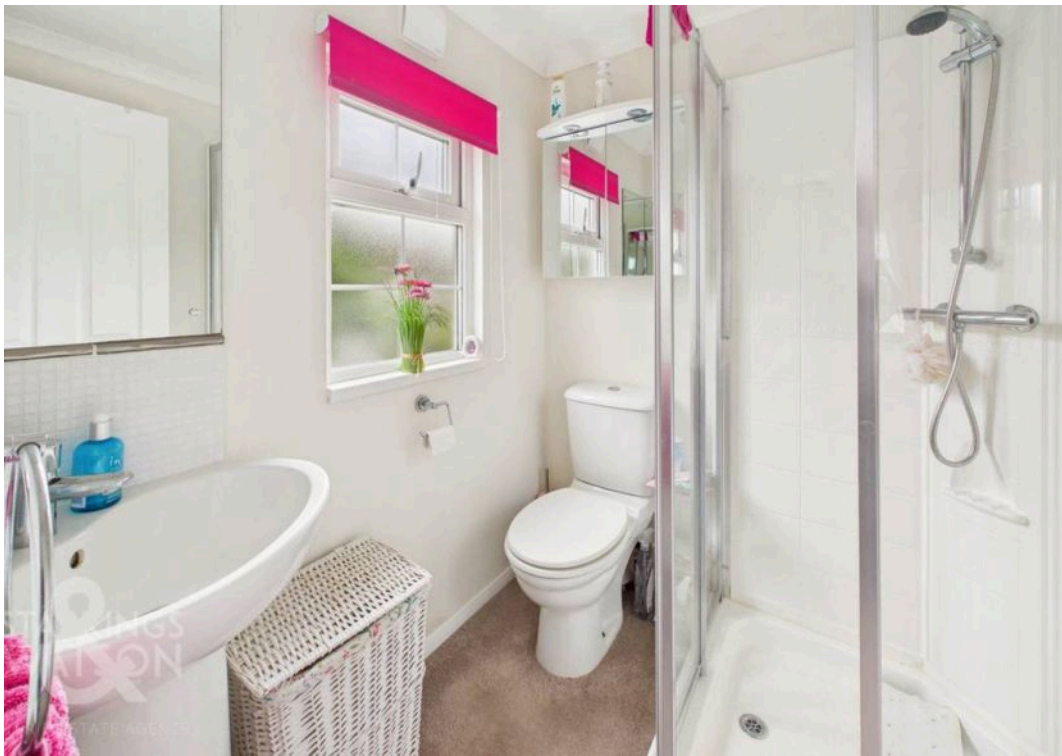
View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTES

Over 55's development only.

There is a pitch fee paid monthly of £220 including water, the fee is valued annually



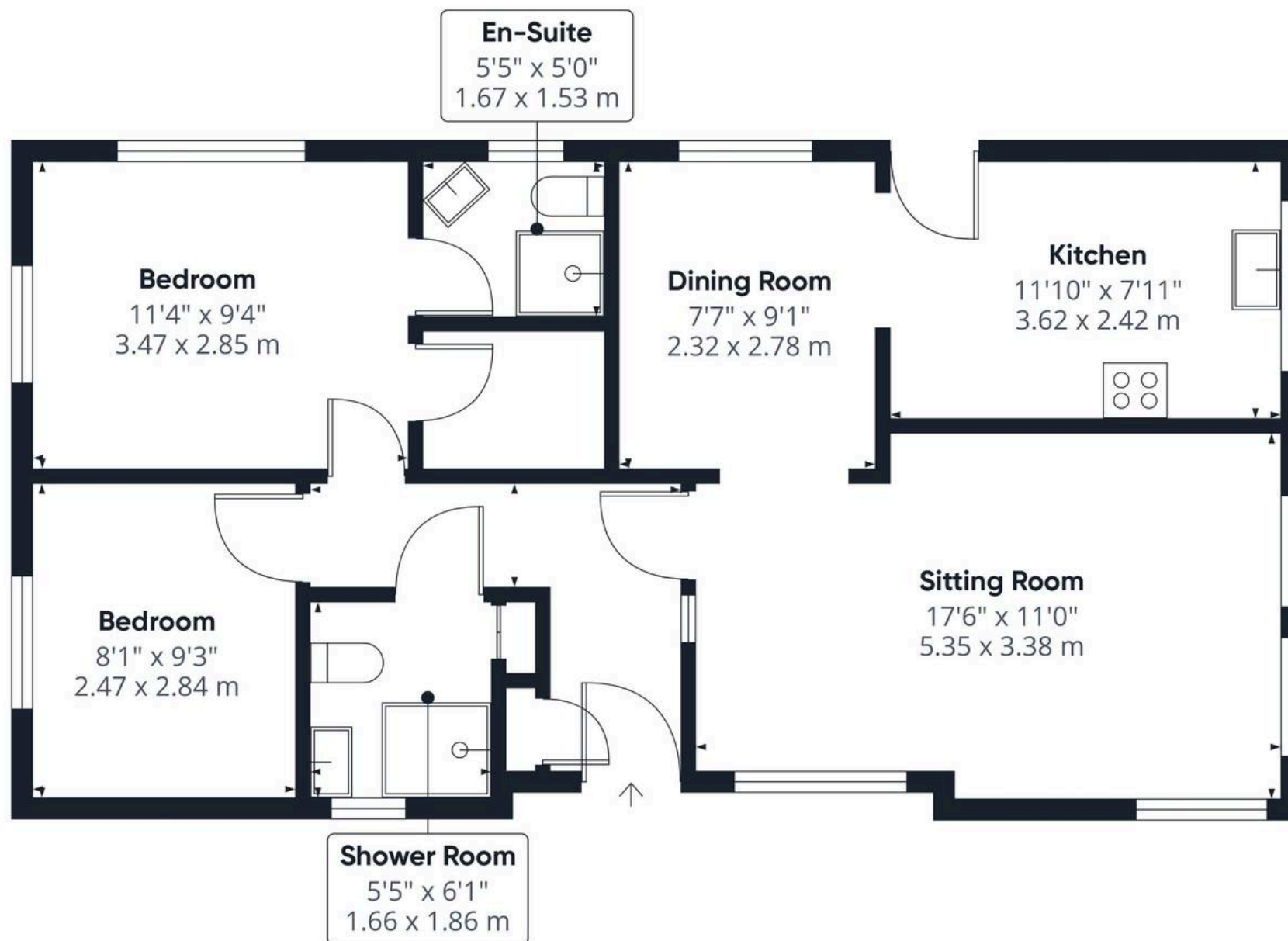




THE GREAT OUTDOORS

Stepping outside a well sized brick weave driveway offers driveway parking for one vehicle, a flagstone patio borders the property allowing a perfect place for outdoor furniture to enjoy the summer months. The remaining space is primarily laid to lawn with a brick built outdoor storage shed.





Approximate total area⁽¹⁾

672 ft²

62.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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