



6 Charity William Way, Stanton, Bury St. Edmunds, IP31 2FB

LOTS OF SPACE, LOVELY SETTING – This semi detached bungalow offers a very spacious range of accommodation with an open plan sitting/dining room, kitchen, utility room, 3 double bedrooms, bathroom and shower room.

The property, which has NO UPWARD CHAIN, is located on the edge of the well served village of Stanton and enjoys glorious views across open fields to the rear.

- Semi detached bungalow in edge of village setting
- Open plan sitting/dining room, kitchen & utility
- 3 double bedrooms, bathroom, shower room
- uPVC sealed unit glazing, oil fired central heating
- Car port, large established gardens, superb views
- NO UPWARD CHAIN – Early viewing advised

Guide Price £250,000





General Information

The property is situated on the very edge of Stanton, which offers an excellent range of amenities including Primary School, Church, Mini Market, Post Office, Hairdressers, Public House, Petrol Station, Community Centre and Doctors Surgery. The historic market town of Bury St. Edmunds is around 10 miles to the south, where you will find superb educational, recreational and shopping facilities. Diss is around 12 miles to the north and has a main line rail link to London Liverpool Street.

As previously mentioned the property offers a generous range of accommodation and is somewhat larger than you might expect from the outside. The bungalow, which would perhaps benefit from some cosmetic updating, is served by oil fired central heating and uPVC sealed unit glazing.

In our opinion, the bungalow would be perfect for a growing family or indeed anyone looking for lots of space and a lovely setting. The property has also been very successfully rented out for a number of years and if updated could now command a rental value of around £1,100 PCM.

Outside

The gardens to the front of the property are of open plan design being laid to lawn. A carport to the side provides ample parking and a rear door leads into the main gardens.

The rear gardens are of a very generous size and include a greenhouse and 2 large sheds. Laid mainly to lawn with planted fruit trees the gardens also include an area of raised decking – the perfect vantage point to the enjoy views across open farmland.

AGENTS NOTE: Whilst the property is Freehold, there is an annual maintenance charge currently of £345.56 for the upkeep of the street lights, open spaces, unadopted roads etc.

COUNCIL TAX – BAND B

Directions

Leave Bury St. Edmunds on the A143 Diss Road. Continue through the villages of Great Barton and by pass Ixworth. On reaching Stanton, continue through the village and take the right hand turning onto Goldsmiths Close, then straight on into Charity William Way. The property will be seen almost immediately on the righthand side as marked by our for sale board.

Sitting Room Area 17'4 x 15'5 (5.28m x 4.70m)

Dining Area 11'6 x 11'4 (3.51m x 3.45m)

Inner Hall

Kitchen 11'2 x 8'2 (3.40m x 2.49m)

Utility 9'4 x 7'8 (2.84m x 2.34m)

Bedroom 1 11'11 x 10'6 (3.63m x 3.20m)

Bedroom 2 12'3 x 11'6 (3.73m x 3.51m)

Bedroom 3 12'3 x 10'10 (3.73m x 3.30m)

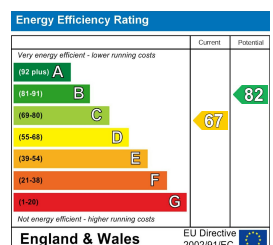
Bathroom 6'5 x 5'5 (1.96m x 1.65m)

Shower Room 6'10 x 5'5 (2.08m x 1.65m)

Car Port 19'0 ,x 9'0 (5.79m ,x 2.74m)

Parking

Gardens



Please Note: These details have been carefully prepared in accordance with the Sellers instructions, however their accuracy is not guaranteed. Measurements are approximate and where floor plans have been included, they serve purely as a guide to general layout and should not be used for any other purpose. The photographs displayed are also for promotional purposes only, and do not indicate the availability to purchase any of the fixtures and fitting. We have not tested any services or appliances, and potential purchasers should make their own enquiries to ensure that they are of a satisfactory working standard. Important: No person in the employment of Mortimer & Gausden Limited has any authority or ability to make or give warranty or representation whatsoever in relation to this property. If you are in any doubt as to the correctness of any of the content contained in either these details, our advertising or web site, please contact our offices immediately.



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