



Mortimer &
Gausden

INDEPENDENT ESTATE AGENTS

18 Bury Road, Stanton,
Bury St. Edmunds, IP31 2BZ

Guide Price
£270,000

Exceptionally spacious village home with an open aspect

If you have been searching for a property with lots of living accommodation and plenty of outdoor space, this CHAIN FREE terraced home is bound to be of interest.

The property, which backs onto a large recreation area, is understood to have been built in 1938 and has been occupied by the same family ever since. Set in very generous sized gardens, the house includes 2 separate reception rooms and 4 good sized bedrooms.

Whilst the house may need a little cosmetic updating, it has been well maintained and benefits from gas fired central heating and uPVC sealed unit glazing.

- Exceptionally spacious mid terraced home
- Occupying a non estate village setting
- Cloakroom, sitting room, dining room, kitchen
- 4 Good sized bedrooms, large shower room
- Gas central heating, uPVC sealed unit glazing
- Generous sized gardens with an open aspect
- NO UPWARD CHAIN



The property is situated close to the centre of Stanton and backs onto the village recreation ground. Stanton 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 mainline rail link to London Liverpool Street.

On the ground floor: The entrance hall, with cloakroom off, gives access to the large dual-aspect sitting room and a separate dining room. The kitchen includes a fitted hob and an integrated double oven. There is a walk-in pantry and a door to the outside.

On the first floor; The landing gives access to all 4 bedrooms and the family shower room. Bedrooms 1,2 and 3 are good sized double bedrooms and bedroom 4 is a very comfortable single room.

Outside

The gardens to the front of the house are of an open-plan design and are laid mainly to lawn. The large rear gardens are a wonderful feature of the house and are enclosed by fencing. Laid extensively to lawn the gardens include a sheltered patio area, a useful timber shed and 2 brick built storage sheds. There is also the benefit of a side pedestrian access.

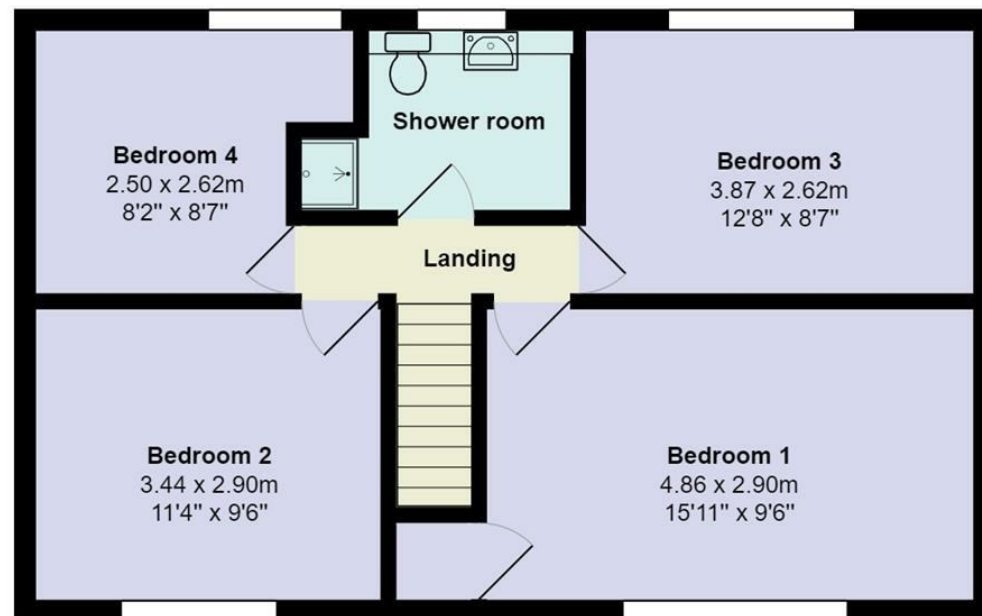
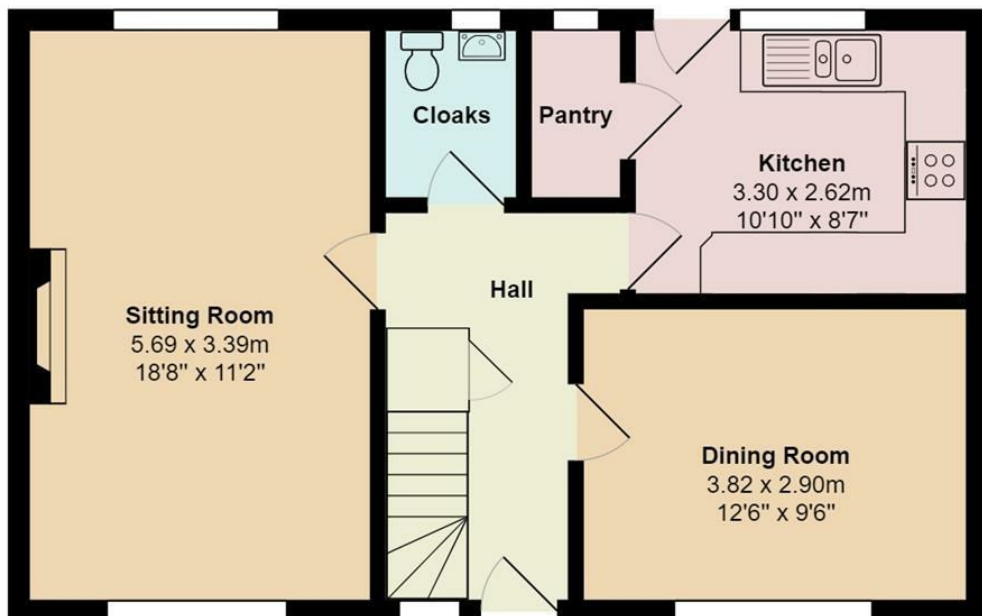
AGENTS NOTE: There is no allocated parking but residents tend to park either in the road or on the grassed area by the bus stop.

COUNCIL TAX - BAND B
ENERGY PERFORMANCE RATING- C

Directions

From Bury St. Edmunds travel north up the A143. On reaching Stanton continue past the Shell petrol station, take the 2nd right hand turn into Old Bury Road. The property will be seen directly ahead, near the bus stop.





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 fittings. 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 website, please contact our offices immediately.

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