



Old Bury Road, Stanton, Bury St. Edmunds, Suffolk, IP31 2DA

MARK · EWIN
BURY ST EDMUNDS

Old Bury Road, Stanton, Bury St.
Edmunds, Suffolk, IP31 2DA

Introducing a delightful three bedroom character cottage situated in a highly sought-after village location. This charming property features a well-appointed kitchen, utility room, ground floor shower room, dining room, and sitting room with a brick fireplace and wood burner, offering both comfort and functionality.

Upstairs, there are three bedrooms, a family bathroom, and a versatile dressing room/study, providing flexible living spaces.

Outside, there is an attractive walled courtyard garden, complemented by convenient parking and a garage. The property's proximity to amenities further enhances its appeal, making it the perfect village retreat for modern living.

Additional Information:

Tenure: Freehold

EPC Rating: TBC

Council Tax Band: D - £1,951.11 (Source West Suffolk)

Services: Mains Electric, Water and Drainage.
Heating offered via Oil fired central heating.

(Please note that none of these services have been tested by the selling agent.)



Directions

Travelling along the A143 towards Diss, at the village of Stanton, turn right onto Old Bury Road where the property can be found on the left-hand side.

Location

Stanton village offers a great range of amenities including chip shop, local store, post office, farm shop, public house and schooling. Stanton is central in regards to access towards Diss or Bury St Edmunds. There is a regular bus service to the historic market town of Bury St Edmunds which provides an extensive range of shopping facilities, including the Arc Shopping Centre. There are also excellent educational, recreational and cultural facilities and for those needing to commute there is convenient access to the A14, which provides links to Cambridge, Ipswich and London / Stanstead Airport via the A11/M11.

MARK·EWIN
BURY ST EDMUNDS

Accommodation:

Entrance Hall 19' 2" x 6' 1" (5.84m x 1.85m)

Sitting Room 17' 0" x 11' 9" (5.18m x 3.57m)

Kitchen 12' 3" x 12' 0" (3.73m x 3.67m)

Dining Room 12' 3" x 9' 7" (3.73m x 2.92m)

Utility Room 9' 1" x 5' 5" (2.77m x 1.65m)

Shower Room 6' 0" x 5' 5" (1.83m x 1.65m)

Landing 12' 8" x 6' 1" (3.85m x 1.85m)

Bedroom One 12' 2" x 12' 0" (3.71m x 3.66m)

Bedroom Two 12' 2" x 11' 8" (3.72m x 3.56m)

Bedroom Three 12' 3" x 9' 7" (3.73m x 2.92m)

Dressing Room 6' 11" x 6' 0" (2.10m x 1.84m)

Bathroom 6' 7" x 5' 9" (2.01m x 1.74m)

Courtyard Garden

Driveway

Garage 16' 4" x 10' 2" (4.99m x 3.10m)

Additional Information:

Council Tax Band: D

EPC Rating:

Tenure: Freehold

Offers Over £350,000
Freehold





For identification only -Not to scale
(c) Visual Floor Planner

MONEY LAUNDERING REGULATIONS 2003: Purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

PLEASE NOTE: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the Agents.

www.markewin.co.uk

01284 217530 team@markewin.co.uk

77 St Johns Street, Bury St Edmunds

Suffolk, IP33 1SQ

