



The Knowle, Stanton, Suffolk, IP31 2AF

MARK · EWIN
BURY ST EDMUNDS

The Knowle, Stanton, Suffolk, IP31 2AF

A well-presented, three-bedroom property located in the well served village of Stanton and benefitting from off-road parking.

The accommodation on the ground floor comprises an entrance hall, welcoming sitting room, dining room and a fitted kitchen. From the kitchen, there is a useful lobby area currently used as a storage room. Moving to the first floor, there are three bedrooms located off the landing, one of the bedrooms benefits from a built-in cupboard. A family bathroom, featuring a bath and separate shower completes the accommodation on offer.

Outside, parking is offered via a driveway with the remainder of the front being laid with shingle. From the driveway, there is access to a brick-built shed providing further storage. To the rear, the garden is mainly laid to lawn with a paved patio area, planted beds and is enclosed by fencing.

Agents note: We understand that the roof of the lobby contains Asbestos.

Additional Information

Tenure: Freehold

Mobile Coverage: EE, O2, Three & Vodafone are available in this area. (Source Ofcom)

Broadband: Standard, Superfast & Ultrafast are available in this area. (Source Ofcom)

Services: Mains Gas, Electric, Water & Drainage.
Heating via gas 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 and bear right onto the Knowle and then take the left where the property can be found.

Location

Stanton village offers a great range of amenities including chip shop, local store, co-op, post office, 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 excellent range of schooling, shopping, cultural and recreational facilities. There is good access to the A14 dual carriageway linking the east coast ports, Cambridge and London via the M11 motorway.

Accommodation:

Entrance Hall 13' 4" x 6' 0" (4.07m x 1.83m)

Sitting Room 12' 7" x 12' 6" (3.84m x 3.81m)

Dining Room 12' 7" x 9' 7" (3.83m x 2.91m)

Kitchen 9' 10" x 9' 0" (2.99m x 2.74m)

Lobby 8' 7" x 10' 10" (2.62m x 3.30m)

Landing 8' 11" x 6' 5" (2.71m x 1.95m)

Bedroom 10' 9" x 12' 2" (3.28m x 3.70m)

Bedroom 9' 10" x 12' 1" (2.99m x 3.69m)

Bedroom 7' 9" x 8' 5" (2.35m x 2.56m)

Bathroom 5' 5" x 7' 8" (1.66m x 2.34m)

Front & Rear Gardens

Driveway

External Storage 6' 2" x 9' 3" (1.89m x 2.83m)

Additional Information:

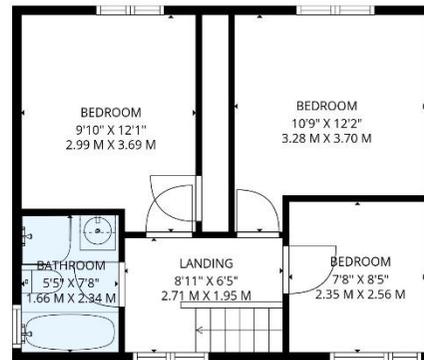
Council Tax Band: B

EPC Rating: C

Tenure: Freehold

**Offers Over £260,000
Freehold**





1ST FLOOR

TOTAL: 1022 sq. ft, 95 m2

1st floor: 593 sq. ft, 55 m2, 2nd floor: 429 sq. ft, 40 m2

EXCLUDED AREAS: STORAGE: 58 sq. ft, 5 m2, WALLS: 107 sq. ft, 10 m2

All Measurements Are Approximate, This Floor Plan Is a Guide Only, Produced By Dcqp.



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

