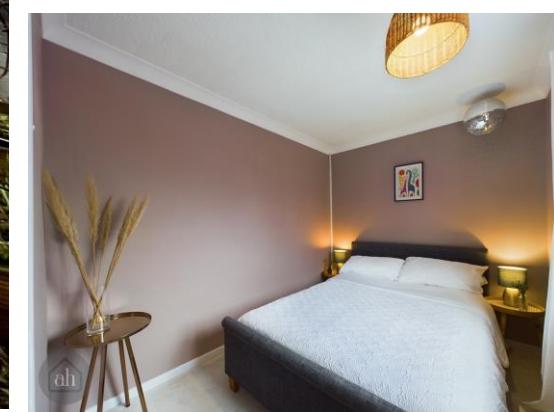




The Chase, Stanton, Bury St. Edmunds, Suffolk, IP31 2XA

£300,000 Freehold



This beautifully restored home offers spacious accommodation and is presented to a high standard. The modern, well-designed kitchen/dining room and expansive sitting room provide a perfect space for comfortable living. Situated in a well-served village with all essential amenities, this property features three generously sized bedrooms and a stylish bathroom. Set back from the road, it boasts a driveway and garage, making it a truly impressive home!

## **Entrance Hall**

5' 10" x 2' 10" (1.77m x 0.87m)

Welcoming entrance with stairs to first floor.  
Radiator.

## **Sitting Room**

17' 3" x 12' 5" (5.25m x 3.79m)

Well proportioned room with open fireplace being the focal point. Dual aspect windows offering plenty of natural light. Understairs storage. Two radiators

## **Kitchen/Dining Room**

17' 3" x 12' 2" (5.25m x 3.70m)

Beautifully designed shaker style kitchen with ample wall and base cupboard and drawer units and worktop over. A ceramic sink and drainer. Electric oven and hob with extractor fan over. Space for washing machine, dishwasher and full fridge freezer. Window to front and rear with door to the side. Radiator

## **Landing**

8' 6" x 5' 7" (2.60m x 1.71m)

Loft access, window to rear. Radiator

## **Bedroom 1**

12' 7" x 11' 4" (3.84m x 3.45m)

Generous double bedroom with fitted wardrobes, airing cupboard. Window to front and radiator.

## **Bedroom 2**

11' 6" x 8' 11" (3.51m x 2.72m)

Double room with fitted wardrobe and window to front. Radiator.

## **Bedroom 3**

9' 7" x 7' 5" (2.92m x 2.25m)

Window to rear. Radiator.

## **Bathroom**

7' 11" x 6' 0" (2.42m x 1.84m)

Contemporary suite with WC, vanity sink unit. Bath and a waterfall shower head over with feature tiles. Window to front and side. Heated towel rail and radiator

## **Outside**

### **Front Garden**

Deep driveway with block paving leading to the garage offering ample off-street parking. Lawn area and pathway with flower beds.

### **Rear Garden**

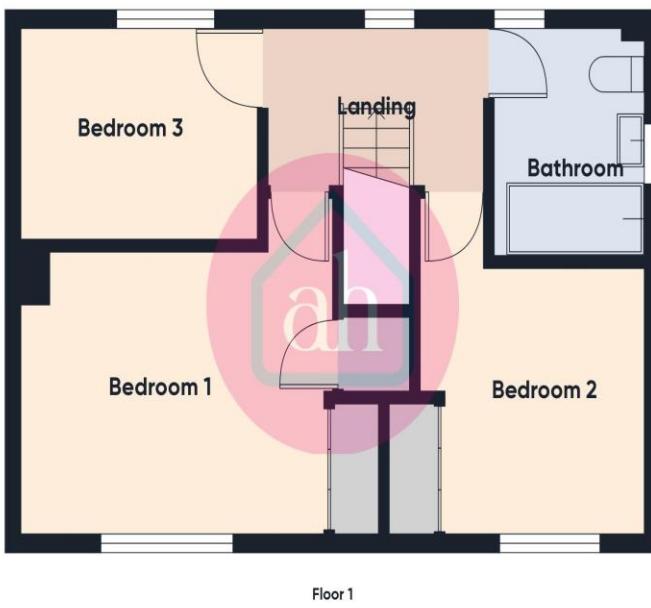
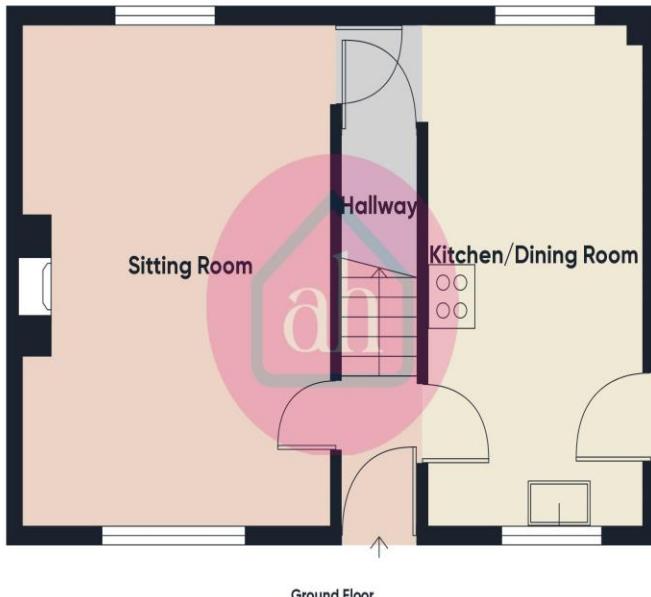
Enclosed by fencing, the southeast facing garden has a good size patio seating area and second shingle seating area. Laid mainly to lawn with flower and vegetable beds. Shrub borders and mature trees offering privacy. Side gated access.

### **Garage**

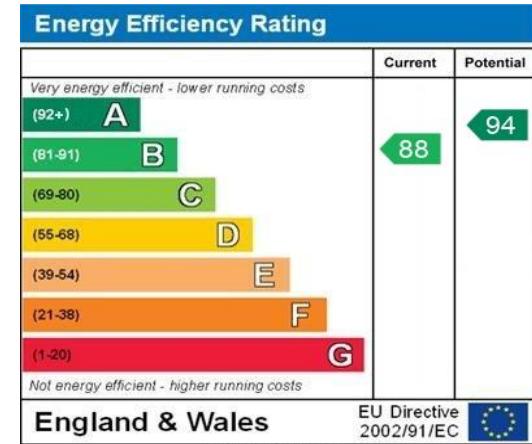
Single garage with up and over door. Power connected. Pedestrian door to side.

### **Agent's Note**

The property benefits from 16 solar panels. Further information from the agent.



Approximate total area<sup>(1)</sup>  
813.64 ft<sup>2</sup>



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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