



Rock Estates



Bobbys Way  
Stanton, IP31 2FE

Guide price £270,000



## Bobbys Way

Stanton, IP31 2FE

- NO ONWARD CHAIN
- Semi-detached Bungalow
- Approximately 1200sqft
- Large Corner Plot
- Spacious Living Areas
- Kitchen & Utility Room
- Three Bedrooms
- Two Bathrooms
- Ample Storage Cupboards
- Private Driveway & Car Port

NO ONWARD CHAIN!

Located on a quiet cul-de-sac on the outskirts of the village of Stanton is this semi-detached bungalow boasting a private position and spacious accommodation.

The property offers a bright and welcoming living/dining space with dual aspect windows, as well as a well-equipped kitchen and utility room. There are three well proportioned double bedrooms, all serviced by two bathrooms. The property is serviced by oil central heating, and has double glazed windows throughout. The property requires a degree of modernisation, making this property the perfect option for anyone looking to put their stamp on their next home.

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.





### Front

Partly laid to lawn with path to front door.

### Living/ Dining Room

26'8" x 17'3" (8.14 x 5.27)

Double glazed window to front. Double glazed sliding door to rear garden. Coving. Two radiators.

### Kitchen

11'3" x 8'1" (3.44 x 2.48)

Range of wall and floor mounted units and drawers. Inset sink with mixer tap over. Space for cooker. Extractor fan. Part tiled walls. Opening to:

### Utility

9'4" x 8'3" (2.86 x 2.54)

Double glazed window to rear. Double glazed patio door to rear garden. Range of wall and floor units and drawers. Inset stainless steel sink with mixer tap over. Space for appliances. Part tiled walls. Extractor fan.

### Hallway

Multiple storage cupboards. Doors to:

### Bedroom One

12'2" x 10'11" (3.71 x 3.34)

Double glazed window to front. Built in cupboards. Coving. Radiator.

### Bedroom Two

11'4" x 10'3" (3.46 x 3.14)

Double glazed window to rear. Built in cupboard. Coving. Radiator.

### Shower Room

Shower cubicle. Low level W.C. Vanity unit with inset ceramic hand wash basin. Part tiled walls. Extractor fan. Radiator.

### Bedroom Three

12'2" x 11'7" (3.72 x 3.55)

Double glazed window to front. Built in cupboard. Coving. Radiator.

### Bathroom

Double glazed window to rear. Bath with shower over. Low level W.C. Vanity unit with inset ceramic hand wash basin. Part tiled walls. Radiator.

### Rear Garden

The private rear garden is fully enclosed and over looks a mature wooded area with wild flowers and trees. The garden is predominantly laid to lawn with a number of patio areas. There is a useful storage shed and direct access to the car port and front of the property via a side gate.

### Parking & Car Port

Benefiting from off road parking on a private driveway, the property also offers a car port.

### Agents Note

There is a management charge of approximately £300 per annum.



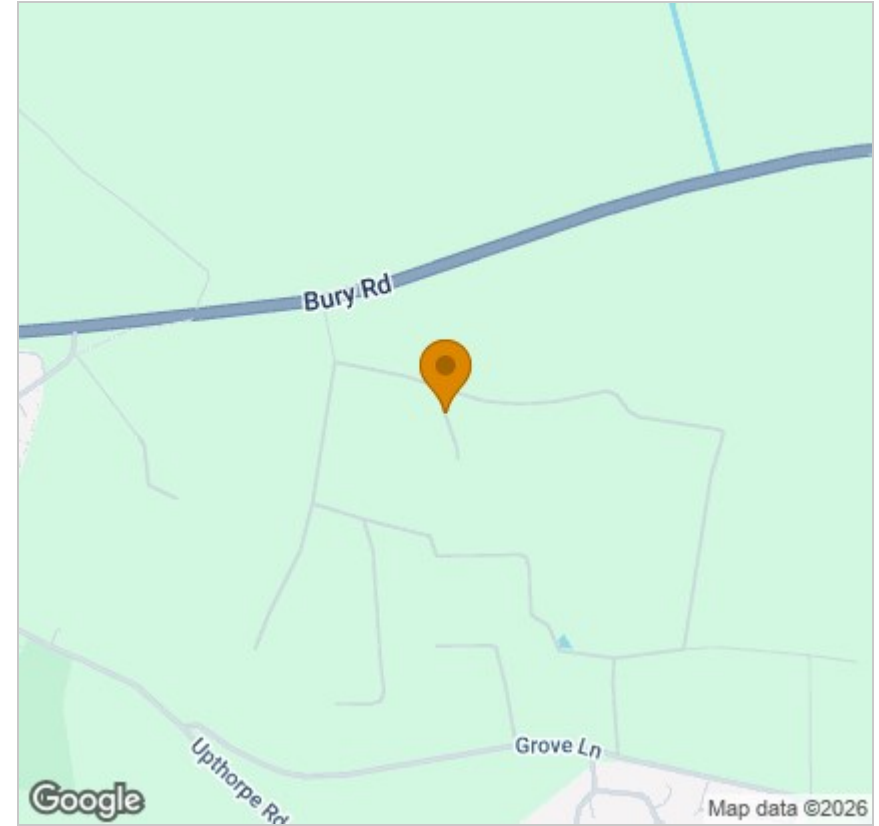
## Floor Plan



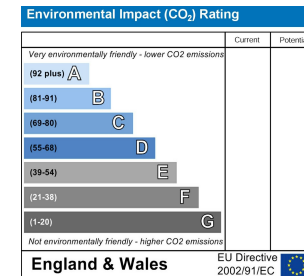
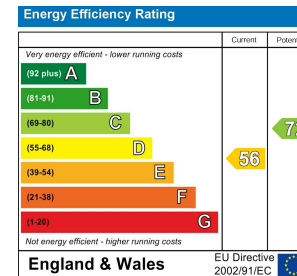
## Viewing

Please contact our Rock Estates Office on 01449 723441 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



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