



**NEW 4-BEDROOM DETACHED HOME IN THE SOUGHT-AFTER VILLAGE OF STANTON**

7 Tripps Yard, Hepworth Road, Stanton, Bury St Edmunds, IP31 2BT

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**Bedfords**

ESTABLISHED 1966

**7 TRIPPS YARD  
HEPWORTH ROAD  
STANTON  
BURY ST EDMUNDS  
IP31 2BT**

ENTRANCE HALL | CLOAKROOM | LIVING ROOM |  
KITCHEN/DINING ROOM | 4 BEDROOMS | 2 EN SUITES |  
FAMILY BATHROOM | GARDEN | ATTACHED GARAGE

The covered porch leads through to the carpeted entrance hall with understairs and double doored storage cupboard. The double-aspect carpeted sitting room with French doors to the rear garden, has a pair of doors leading through to the large kitchen/diner with Karndean flooring and bi-fold doors. The modern gloss kitchen has integrated fridge freezer, microwave, dishwasher, 5-ring induction hob with extractor hood above, all finished with modern worktops, tiled splashback, and a matching island/breakfast bar. There is an adjacent utility with additional base units, stainless steel sink and integrated washing machine and side door. The cloakroom has Karndean flooring with matching white suite of back-to-the-wall WC and wall-hung basin.

The first-floor landing has an airing cupboard, four bedrooms. The two en suites are fully tiled with Karndean flooring, matching white suite of back-to-the-wall WC, wall hand basin, glazed corner shower cubicle with adjustable head shower fitted, and chrome ladder towel rail. The bathroom has a matching white suite of back-to-the-wall WC, wall-hung basin, bath with fully tiled surround, independent adjustable dual head shower and screen, the walls are half-tiled, and chrome ladder towel rail.

**Guide: £479,950 FREEHOLD**



## OUTSIDE

A block-paved path to the front door. The rear garden is turfed with wooden fencing. There is block paved parking in front of the single garage, with power and light connected.

The property is also fitted with an electric EV charging point and solar panels.

## SERVICES

Mains water, gas, electricity and drainage are connected. Gas-central heating.

EPC Rating tbc

**LOCAL AUTHORITY:** West Suffolk – Council Tax Band - TBA

## AGENT'S NOTE

The property comes with a 10-year warranty. There will be an annual service charge (TBC) to cover the upkeep of the roadway.

All furniture and fittings are CGI images and for illustrative purposes only.

## Location

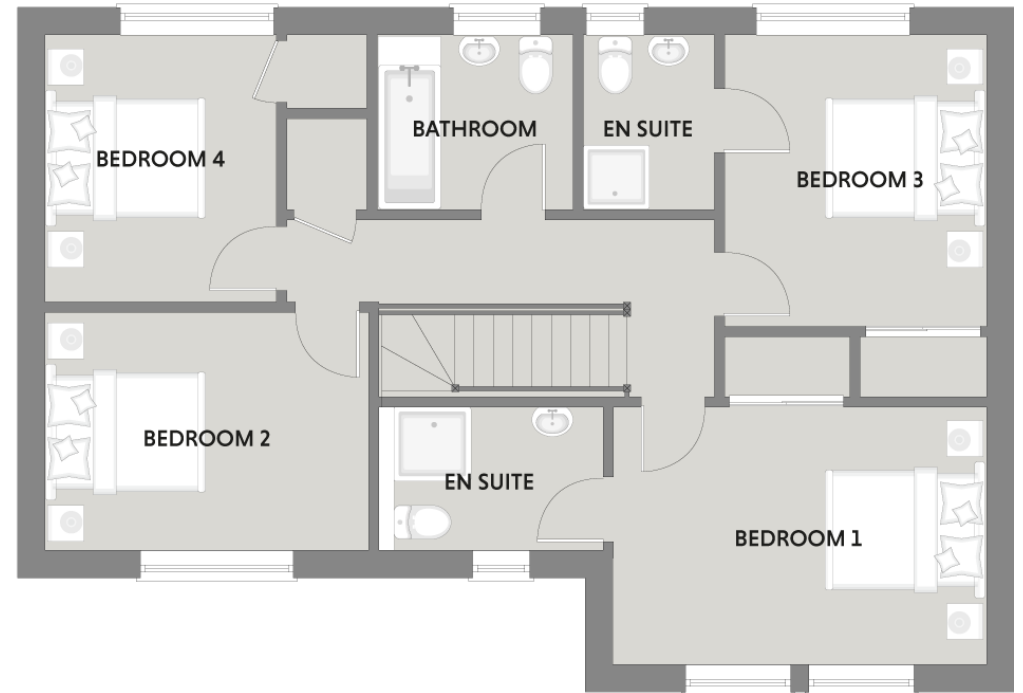
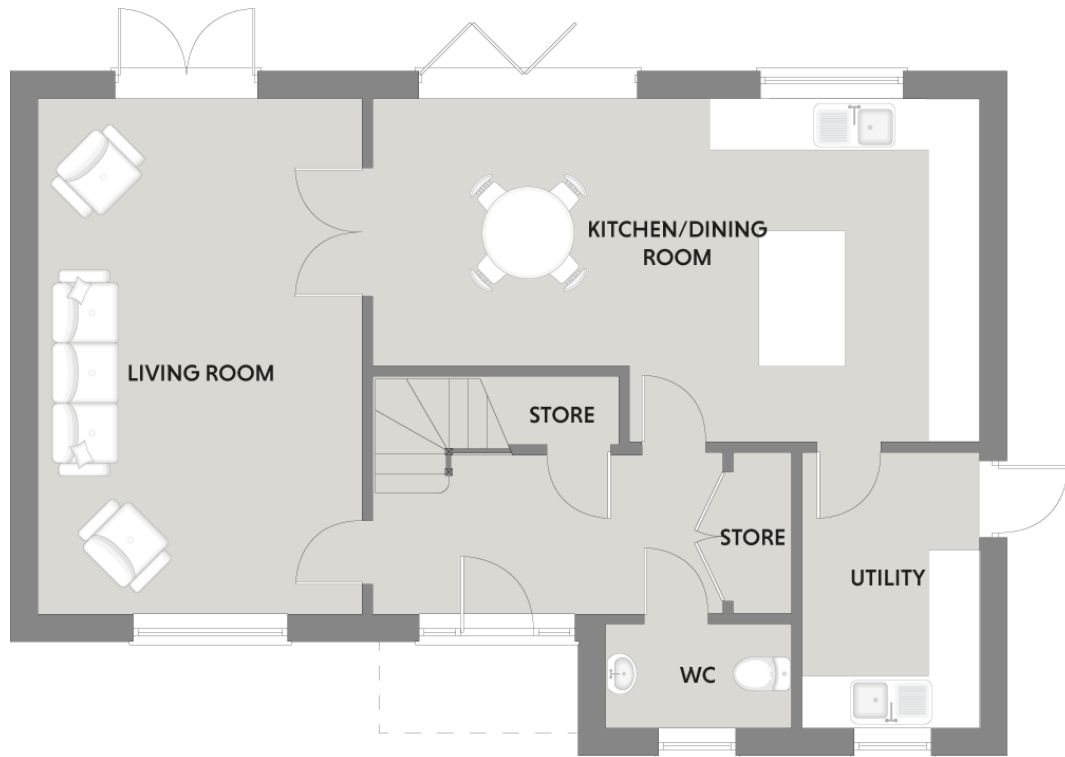
Stanton is situated approximately 8 miles north-east of Bury St Edmunds, just off the A143 Road to Diss and Great Yarmouth. This well-served village itself has excellent local facilities with a variety of shops, including a fish and chip shop, bakery, pub, post office, doctor's surgery, and schooling and is within the Thurston catchment area for secondary education.

There is a regular bus service to the Historic Cathedral Town of Bury St Edmunds and Diss which have larger shopping, recreational and cultural facilities.

Wyken Vineyards, with restaurant/café and Country Store and weekly Farmers Market, offering local produce and nearby Stanton Nursery, with Delicatessen and Farm Shop.

The award-winning 'Woosters' Bakery is located in the neighbouring village of Bardwell.





IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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