



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

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

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

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**ENTRANCE HALL | CLOAKROOM | LIVING ROOM |  
KITCHEN/DINING ROOM | 4 BEDROOMS | EN SUITE |  
FAMILY BATHROOM | GARDEN**

The covered porch leads through to the carpeted entrance hall with double doored storage cupboard, gives access to double-aspect carpeted sitting room. A pair of doors from the hall leading through to the large kitchen/diner with Karndean flooring and two sets of French doors leading to rear garden, fitted with a modern gloss kitchen with integrated fridge freezer, microwave, washing machine, dishwasher, 5-ring induction hob with extractor hood above, all finished with modern worktops, tiled splashback, and matching island/breakfast bar. The cloakroom has Karndean flooring with matching white suite of back-to-the-wall WC and vanity basin.

The first-floor landing has an airing cupboard, and large storage cupboard, four carpeted bedrooms two with built-in wardrobes, one en suite 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, 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 double adjustable head shower and screen, the walls are half-tiled, and chrome ladder towel rail.

**Guide: £459,950 FREEHOLD**



## OUTSIDE

A path to the front door. The rear garden is turfed with wooden fencing. There is block paved parking in front of the single detached garage, with power 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 to cover the communal 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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