



Capell Walk, Stanton

Sheridans



Capell Walk, Stanton IP31 2XJ

Guide Price £250,000

A beautifully presented semi-detached modern house in the well-served village of Stanton.

Built about 26 years ago of traditional brick construction beneath a tiled roof, this well-presented village house provides light and airy accommodation complemented by easily maintained east facing gardens, block paved driveway creating plenty of vehicle parking, attractive window shutters and the more recent addition of a spacious conservatory/garden room.

Benefitting from gas fired radiator central heating and double glazing, the accommodation currently in brief comprises of a comfortable sitting room with windows to front and side and a door leading to an inner hall with stairs off to first floor and door to a smart, more recently added, conservatory providing an excellent/versatile extra reception room with French doors to the rear gardens. The well-equipped kitchen is fitted with plenty of cupboards providing drawer and cupboard space beneath preparation surfaces with appliance space beneath.

On the first floor is a landing with cupboard and

doors leading through to the two bedrooms, both of which benefit from built-in wardrobe cupboards. The accommodation is completed by a family bathroom with a white suite.

Outside

The house is approached along a smart herringbone style brick weave driveway providing plenty of parking for up to three cars. Gated side access leads to the enclosed low maintenance rear gardens which include two sheds and timber decking provides ideal areas for outdoor entertaining, enjoying the easterly aspect.

Location

Stanton offers an excellent range of everyday amenities including a school, shop, pub, post office, church, hairdressers, newly built co-op, two garages, garden centre/cafe and a doctors' surgery (within a stones throw of the house). The village boasts a thriving local community and is situated approximately 10 miles North-East of the historic cathedral town of Bury St Edmunds and its excellent range of schooling, shopping and recreational facilities. The market town of Diss (approximately 10 miles distant) also provides an excellent range of everyday amenities and has a main line rail link to London's Liverpool Street.

- Well-served village location
- Stones throw from doctors surgery
- East facing enclosed gardens
- Off road parking for up to three cars
- Gas fired central heating and double glazing
- Sitting room
- Kitchen
- Conservatory/garden room
- Two bedrooms, bathroom
- Well-presented throughout

Directions

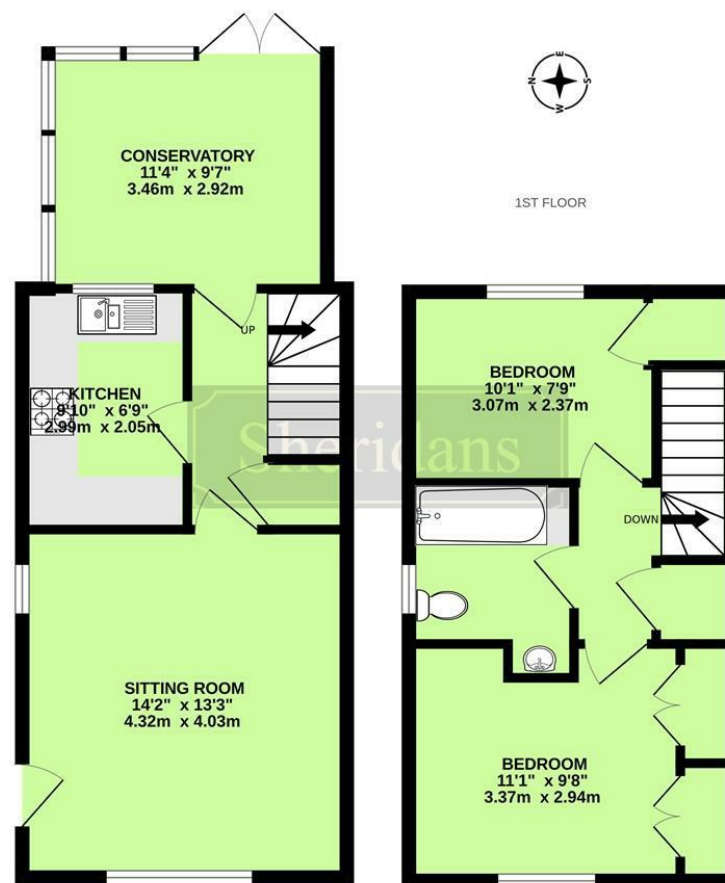
When entering Stanton along the A143 from the direction of Bury St Edmunds, turn right towards the centre of the village. Take the next left into The Chase. Follow the road and turn left into Parkside, proceed past the village surgery and Capell Walk will be found further on the right.

Services

All mains services are connected. Gas fired radiator central heating. Council tax band B. EPC Rating: C.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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