

DRAFT DETAILS
1 LOFFT CLOSE, STANTON
BURY ST. EDMUNDS
IP31 2XE

We are pleased to present: An established modern link-detached house, convenient for the centre of this well-served NE village, Entrance Hall, Lounge, Dining Room, Kitchen, 2 Double Bedrooms - originally built with 3, but having had 2 combined, Re-fitted Shower Room, Garage, Generous Parking, Good Size Garden, **NO CHAIN, VIEW ASAP.**



2260

Price Guide £260,000

ENTRANCE HALL, TRIPLE-ASPECT LOUNGE, DINING ROOM, KITCHEN, 2 DOUBLE BEDROOMS - ORIGINALLY BUILT WITH 3, BUT HAVING HAD 2 COMBINED - EASILY REINSTATED TO ORIGINAL CONFIGURATION, RE-FITTED SHOWER ROOM, FRONT & GOOD SIZE REAR GARDEN, GARAGE, GENEROUS PARKING, OIL FIRED RADIATOR HEATING, UPVC DOUBLE GLAZING, CONVENIENT FOR CENTRE OF POPULAR WELL-SERVED VILLAGE, NO CHAIN, EARLY VIEWING ADVISED.

VIEWING: Strictly by appointment with Coakley & Theaker.

BURY ST. EDMUNDS
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DIRECTIONS : From Bury St Edmunds, proceed along the A143 towards Diss. Continue through Great Barton and Ixworth. On reaching Stanton, turn right into Old Bury Road, and then turn left into The Chase. Turn right into Lofft Close, where the property is located on the left.

DESCRIPTION : This established modern property presents with brick elevations and a tiled roof. It was originally built with three bedrooms, but two of them have been combined, to provide a particularly generous main bedroom. The rooms could quite easily be re-configured back to the original layout, if desired. There is also scope to alter the layout downstairs, possibly incorporating the Garage, to provide further accommodation, if required. The good size rear garden is also surprisingly private, and the property is conveniently located for the amenities of this well-served village, therefore, we would recommend viewing at the earliest opportunity.

ENTRANCE HALL : Approached via an outer canopy with UPVC part glazed door. Stairs to first floor, radiator.

LOUNGE : 5.26m (17'3") x 3.78m (12'5") A triple-aspect room. TV point, telephone point, two radiators, UPVC windows to front, side and rear. Door to:

DINING ROOM : 2.92m (9'7") x 2.69m (8'10") + door recess Built-in understairs storage cupboard, consumer unit, radiator, sealed unit sliding patio door to rear garden.

KITCHEN : 2.69m (8'10") x 2.18m (7'2") Range of base and wall mounted units, work surfaces, tiled splashbacks, inset single drainer stainless steel sink unit with mixer tap, electric cooker point, space for fridge, plumbing for washing machine, UPVC window to rear, UPVC part glazed door to rear garden.

LANDING : Loft access, UPVC window to side.

BEDROOM 1 : 5.26m (17'3") red to 3.05m (10'0") x 3.81m (12'6") A particularly generous L-shaped bedroom, having originally been two bedrooms. Built-in double wardrobe, built-in airing cupboard housing hot water tank, telephone point, radiator, UPVC windows to front and side.

AGENT'S NOTE: If desired, this room could quite easily have the original two bedroom layout reinstated, resulting in three bedrooms for the property.

BEDROOM 2 : 2.74m (9'0") + door recess x 2.72m (8'11") max Built-in double wardrobe, built-in storage cupboard, radiator, UPVC window to rear.

SHOWER ROOM : 2.41m (7'11") x 1.75m (5'9") Re-configured from a bathroom, and re-fitted with white suite comprising corner shower enclosure with shower controls, wc, vanity wash basin with 'Swan-neck' style mixer tap, wood effect laminate floor, extractor fan, vertical radiator/towel rail, UPVC frosted window to rear.

OUTSIDE : To the front there is an area of garden, laid to lawn, with borders. There is a generous block-paved driveway and turning area, which provides vehicular standing for up to three cars. This leads to a **GARAGE 5.05m (16'7") x 2.95m (9'8")**, with up and over style door, power and light connected, wall mounted Grant oil boiler, and personal door to the side. A gate provides side access to the good size level rear garden. This affords a good level of privacy, being enclosed by fencing, and laid principally to lawn with borders, paved patio area, **TIMBER SHED**, oil tank, and outside water tap.

AGENT'S NOTE: The vendor has informed us that mains water, electricity and drainage are connected. The council tax band is understood to be Band C.

STANTON & AREA : Stanton is a well-served village, about 10.5 miles North-East of Bury St Edmunds. It has a thriving community, and is served with a range of shops and amenities, including a Co-Op general store, Post Office, Primary School and Pre-school, Public House, Garden Centre/Nursery with shop and cafe, Health Centre and Doctors Surgeries, Bakery, Hair Salon, Fish and Chip Shop, Churches, Petrol Station and Garage. There is also a Village Hall and Playing Field, with various sports facilities and clubs, together with Children's Play Areas. Nearby are the renowned Wyken Hall Farmer's Markets and Leaping Hare Restaurant.

BURY ST EDMUNDS & AREA : Sitting amidst beautiful countryside, Bury St Edmunds is an historic town and the second largest in Suffolk. Surrounded by many picturesque villages, some of which offer good local amenities, it offers a wide range of cultural, educational and recreational facilities.

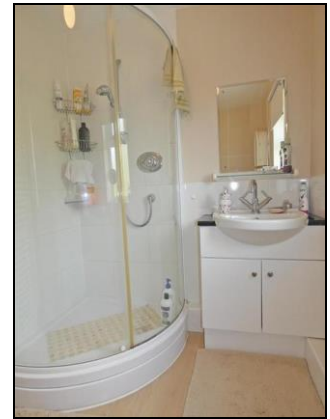
Features of particular note include St Edmundsbury Cathedral with its Millennium Tower, the famous Abbey Gardens with the original ruins and The Georgian Theatre Royal, which has recently been the subject of a restoration programme and The Apex, a live performance venue for concerts, comedy and dance, together with a contemporary art gallery. In addition, there are two cinemas, one of which is a multi-screen complex and a sports centre.

Bury St Edmunds and the surrounding villages boast excellent schools and further education is catered for at the West Suffolk College.

The town benefits from extremely good shopping facilities with a twice weekly market and a wide range of independent traders, national chains, five supermarkets and the arc shopping centre, opened in 2009. In addition, there are many pubs and restaurants which cater for a variety of tastes.

The A14 dual carriageway heading west from Bury St Edmunds provides easy access to Newmarket, Cambridge, the Midlands, Stansted Airport and London, via the M11. Stowmarket and Ipswich, both with direct rail links to London's Liverpool Street, the East Coast and the A12 are all readily accessed by heading east.



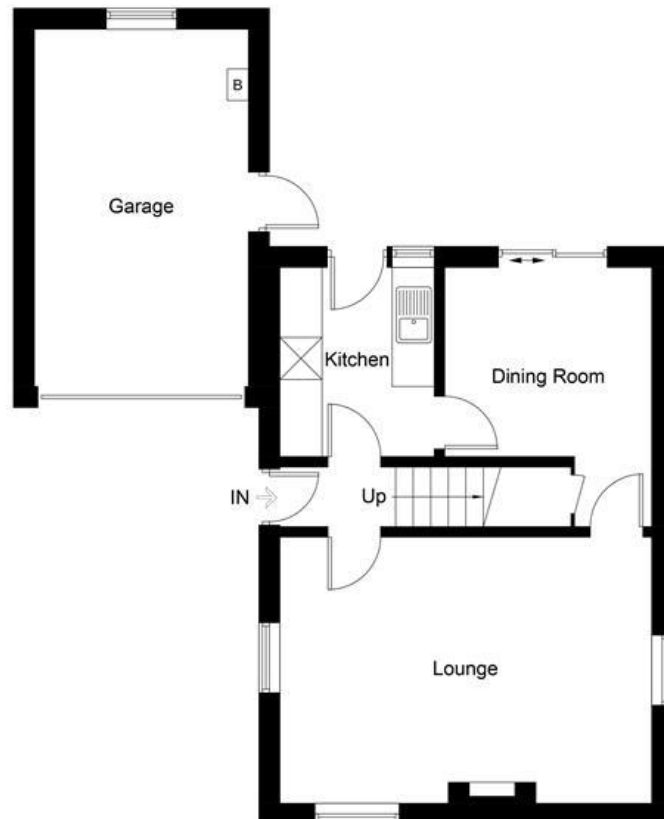


1 Lofft Close, Stanton. IP31 2XE

Approximate Gross Internal Area = 81.6 sq m / 879 sq ft
Garage = 15.7 sq m / 169 sq ft
Total = 97.3 sq m / 1048 sq ft



First Floor



Ground Floor

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Energy performance certificate (EPC)			
1 Loft Close Santon BLURY ST. EDMUNDS IP37 2XE	Energy rating	Valid until	20 May 2034
	D	Certificate number:	2295-3038-1205-1224-2204
Property type	Detached house		
Total floor area	80 square metres		

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Consumer Protection from Unfair Trading Regulations 2008 (CPRs) These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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