



Lofft Close, Stanton, Bury St. Edmunds, IP31 2XE

Price Guide £260,000



## DRAFT DETAILS

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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.

## 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.

## 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.

## 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.

#### **OFCOM BROADBAND AND MOBILE**

<https://checker.ofcom.org.uk/>

**Broadband Type: Standard - Highest Available  
Download Speed 18Mbps - Highest Available Upload  
Speed 1Mbps - Availability Good**

**Superfast - Highest Available Download Speed  
76Mbps - Highest Available Upload Speed 19Mbps -  
Availability Good**

**Ultrafast - Highest Available Download Speed  
1000Mbps - Highest Available Upload Speed  
1000Mbps**

The speeds indicated on the checker are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different.

**Mobile: EE - Indoor Voice Likely - Indoor Data Likely -  
Outdoor Voice Likely - Outdoor Data Likely**

**Three - Indoor Voice None - Indoor Data None -  
Outdoor Voice Likely - Outdoor Data Likely**

**O2 - Indoor Voice Likely - Indoor Data Likely - Outdoor  
Voice Likely - Outdoor Data Likely**

**Vodafone - Indoor Voice Likely - Indoor Data Likely -  
Outdoor Voice Likely - Outdoor Data Likely**

Results are predictions and not a guarantee. Actual services available may be different depending on the particular circumstances and the precise location of the user and may be affected by network outages.







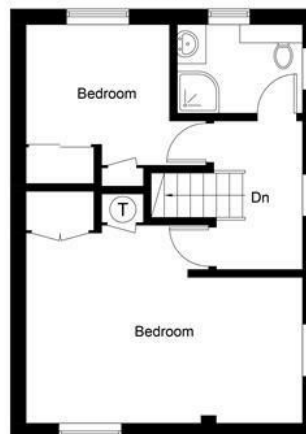
# FLOORPLAN

## 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

### Energy Efficiency Rating

|   | Current                    | Potential   |
|---|----------------------------|---|
| Very energy efficient - lower running costs |                            |   |
| (92 plus) <b>A</b>                          |                            |   |
| (81-91) <b>B</b>                            |                            | <b>85</b>   |
| (69-80) <b>C</b>                            | <b>65</b>                  |   |
| (55-68) <b>D</b>                            |                            |   |
| (39-54) <b>E</b>                            |                            |   |
| (21-38) <b>F</b>                            |                            |   |
| (1-20) <b>G</b>                             |                            |   |
| Not energy efficient - higher running costs |                            |   |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |



**Bury St Edmunds**  
**Suffolk IP30 9UH**

**Bury St Edmunds Area: 01284 769 691**

**Elmswell Area: 01359 256 821**

**Mid Suffolk Area: 01449 737 706**

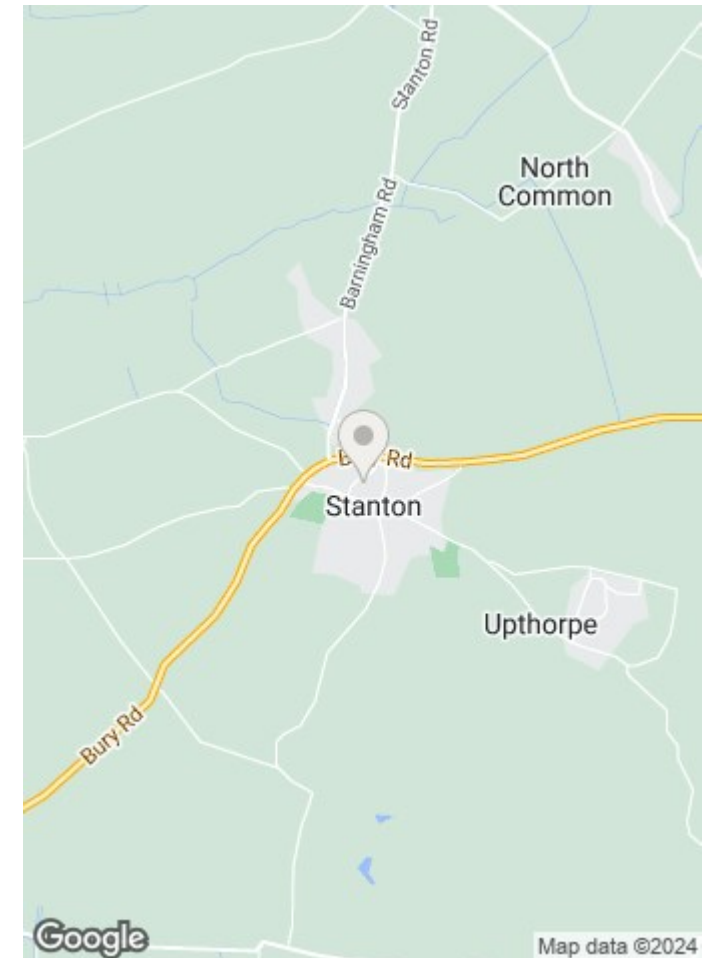
**Mobile: 07803 138 123**

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**www.coakleyandtheaker.co.uk**

## PROPERTY SUMMARY

- **STANTON**
- **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**

**ZOOPLA** **rightmove** 



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i) The seller has agreed that these particulars are correct and an accurate description of their property. However, if there is any point which is particularly important to you, please contact the office and we will be pleased to check the information for you, especially if you are contemplating travelling some distance to view the property. ii) These particulars are for guidance purposes only. Most photographs are taken with a wide-angle lens. Contents, fixtures and fittings shown in photographs are not included unless specified. iii) The Agent has not tested any apparatus, equipment, fixtures and fittings or services and cannot verify that they are in working order or fit for the purpose. References to the tenure of the property are based on information supplied by the seller. The Agent has not had sight of the title document. Buyers are advised to obtain verification from their solicitor or surveyor about any of the above points.

General Data Protection Regulations (GDPR) Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.