

INDEPENDENT ESTATE AGENTS & MORTGAGE SERVICES

DRAFT DETAILS
THE KNAVES, DUKE STREET, STANTON
BURY ST. EDMUNDS
IP31 2AB

An established spacious non-estate detached bungalow in this popular village, north-east of Bury St Edmunds. Hall, Lounge, Kitchen/Dining Room, Utility Room, 3 Bedrooms, Bathroom, Garage/Workshop, Generous Parking, Front & Rear Gardens, Backs onto a Field, **IDEAL FAMILY OR RETIREMENT, NO CHAIN, VIEW ASAP.**



2096

Price Guide £280,000

**** NOW NO STAMP-DUTY FOR FIRST-TIME BUYERS **** HALL, LOUNGE, KITCHEN/DINING ROOM, UTILITY ROOM, 3 BEDROOMS, BATHROOM, GARAGE/WORKSHOP, GENEROUS PARKING, FRONT & REAR GARDENS, BACKS ONTO A FIELD, GAS FIRED RADIATOR HEATING, UPVC DOUBLE GLAZING, PART UPVC ROOFLINE, NON-ESTATE POSITION, IDEAL FAMILY OR RETIREMENT, 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 left signposted towards Barningham. Continue along and turn right into Duke Street, where the property is located after a short distance on the right.

HALL : Approached via a recessed UPVC glazed front door. Built-in airing cupboard housing lagged hot water tank, loft access, radiator.

LOUNGE : 5.33m (17'6") x 3.66m (12'0") The focal point being a stone fireplace with gas fire, TV point, telephone point, radiator, UPVC window to rear. Arch to:

KITCHEN/DINING ROOM : 5.84m (19'2") x 2.69m (8'10") Re-fitted with range of base units, work surfaces, tiled splashbacks, inset single drainer stainless steel sink unit with mixer tap, electric cooker point with cooker canopy over, built-in storage cupboards, plumbing for dishwasher, radiator, window to side, UPVC window to side, UPVC glazed double doors to rear garden.

UTILITY ROOM : 2.72m (8'11") x 1.42m (4'8") Plumbing for washing machine, wall mounted gas boiler, space for fridge/freezer, consumer unit, radiator, two UPVC windows to front, part glazed door to side.

BEDROOM 1 : 3.73m (12'3") x 3.07m (10'1") Built-in double wardrobe with overhead cupboards, TV point, radiator, UPVC window to rear.

BEDROOM 2 : 3.61m (11'10") x 2.69m (8'10") Built-in double wardrobe with overhead cupboards, radiator, UPVC window to front.

BEDROOM 3 : 2.67m (8'9") x 2.44m (8'0") Radiator, UPVC window to front.

BATHROOM : 2.64m (8'8") x 2.01m (6'7") max L-shaped room. White suite comprising enamel bath with shower unit over, wc, pedestal wash basin, tiled splashbacks, radiator, UPVC frosted window to front.

OUTSIDE : To the front the garden is laid mainly to lawn with a border. A block paved driveway and turning area provides vehicular standing for at least four cars and leads to **GARAGE/WORKSHOP 4.95m (16'3") x 4.29m (14'1")** with up and over style door, power and light connected, gas meter, personal door to the rear and door to the front. A gate provides side access to the rear garden. This is enclosed by fencing, being laid principally to lawn with borders, paved patio area and backs onto a field. There is a covered area at the side with outside water tap and door to the front and rear.

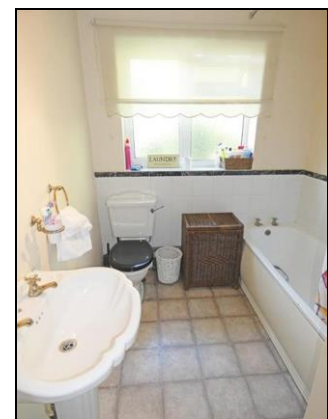
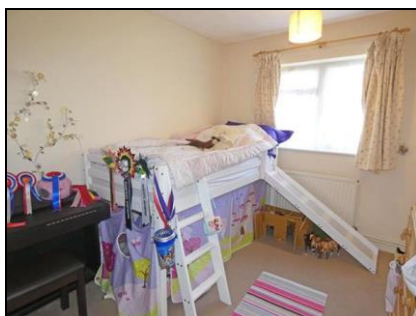
BURY ST EDMUNDS & AREA : Sitting amidst beautiful countryside, Bury St Edmunds is an historic town and the second largest in Suffolk. Surrounded by many picturesque villages, some of which offer good local amenities, it offers a wide range of cultural, educational and recreational facilities.

Features of particular note include St Edmundsbury Cathedral with its Millenium 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.





The Knaves, Stanton, IP31 2AB

Approximate Gross Internal Area = 89.8 sq m / 967 sq ft

Garage / Workshop = 21.5 sq m / 231 sq ft

Total = 111.3 sq m / 1198 sq ft



Ground Floor

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

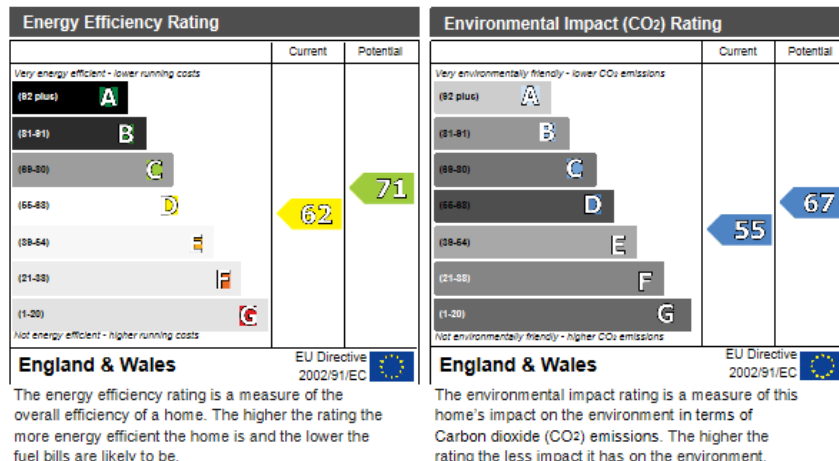
Energy Performance Certificate



The Knaves,
Duke Street,
Stanton,
BURY ST. EDMUNDS,
IP31 2AB

Dwelling type: Detached bungalow
Date of assessment: 15 December 2009
Date of certificate: 15 December 2009
Reference number: 9758-1939-6252-7501-8014
Type of assessment: RdSAP, existing dwelling
Total floor area: 89 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	300 kWh/m ² per year	224 kWh/m ² per year
Carbon dioxide emissions	4.4 tonnes per year	3.3 tonnes per year
Lighting	£66 per year	£44 per year
Heating	£616 per year	£487 per year
Hot water	£149 per year	£115 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

THE PROPERTY MISDESCRIPTIONS ACT 1991

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.

DATA PROTECTION ACT 1998

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.