



Lower Street | Stanstead, Sudbury, Suffolk, CO10 9AH



Features

- Four/Five Bedrooms
- Spacious Sitting/Dining Room
- Study/Ground Floor Bedroom
- Kitchen & Utility Room
- Ground Floor W/C
- Ensuite & Family Bathroom
- Parking & Garage

A four/five bedroom detached home located in the highly sought after village of Stanstead. Boasting a spacious sitting/dining room with large brick built fireplace, kitchen, utility room, study/ground floor bedroom, w/c, ensuite to master bedroom and first floor bathroom. Ample off road parking, garage and rear garden.



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THE PROPERTY

Step into the entrance hall, a spacious area adorned with tiled flooring and offering abundant storage options including a useful storage cupboard and a large cloaks/storage cupboard. From here, you're beckoned into the heart of the home.

Discover a remarkable living and dining space, seamlessly divided into two distinct areas, illuminated by the soft glow of extensive halogen downlighters. A focal point of this room is the impressive wall of bi-folding doors, spanning a generous width and effortlessly merging indoor and outdoor spaces. Admire the captivating floor-to-ceiling chimney, characterized by its attractive brickwork and oak bresummer, housing a multi-fuel stove for cozy evenings. Nearby, a convenient log storage area adds to the room's functionality and charm.

Adjacent, a versatile study awaits, offering an abundance of natural light and the potential to adapt to various needs, whether it be a serene sitting room, a lively playroom, or an additional bedroom.

Continue your journey into the kitchen/breakfast room, where quality craftsmanship meets practical design. Solid oak units beneath thick granite countertops create an elegant yet functional space, complete with integrated appliances and ample room for culinary endeavors. From here, step into the utility room/boot room, echoing the style of the kitchen and providing essential space for laundry tasks, with easy access to the garden beyond.

Conveniently tucked away on the ground floor is a cloakroom, featuring essential amenities including a WC and wash hand basin, all finished with slate tiled flooring for a touch of sophistication.

Ascend to the first floor and find yourself on a spacious landing, boasting intriguing curved walls and offering access to the sanctuary of the bedrooms.

Retreat to the master bedroom, a light-filled oasis boasting ample storage with 'his & hers' oak fronted wardrobes. Adjoining is the en-suite, a spacious haven equipped with luxurious amenities including a fully tiled shower cubicle, high level WC, and wash hand basin with storage below.

Additional bedrooms offer comfortable living spaces, each with its own unique features, providing versatility and charm.

Complete your exploration with a visit to the family bathroom, a sanctuary of relaxation featuring a large contemporary double ended bath, separate fully tiled



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shower cubicle, and additional amenities for ultimate comfort.

Outside, the property's charm continues with wrought iron gates opening to a sweeping gravel driveway, leading to the garage with its practical double doors and connectivity. The rear garden beckons with its delightful terrace, expansive lawn, and captivating raised fishpond with a water feature, creating a serene outdoor retreat for all to enjoy.

THE LOCATION

Stanstead, nestled amidst the picturesque landscapes of Suffolk, offers a serene retreat for its residents. Situated between the charming towns of Long Melford, Lavenham, and Clare, this quaint village boasts a tranquil ambiance and a close-knit community spirit.

The village is characterised by its quintessential English charm, with its focal points being the historic church and the bustling community center. Stanstead attracts outdoor enthusiasts, thanks to its network of footpaths that wind through the surrounding countryside, making it a favored destination for ramblers and dog walkers alike.

Despite its tranquil setting, Stanstead enjoys convenient access to nearby amenities. The vibrant market town of Sudbury lies a mere 4 miles away, offering a plethora of shops, leisure facilities, and dining options. Additionally, Sudbury's train station provides easy transportation links to London Liverpool Street, catering to both commuters and leisure travelers.

For those seeking further exploration, the historic town of Clare and the cultural hub of Bury St Edmunds are within easy reach, adding to the diverse array of attractions and experiences available to residents of Stanstead.

In summary, Stanstead embodies the essence of rural tranquility while maintaining close proximity to essential amenities and nearby towns, making it an idyllic retreat for those seeking a balanced lifestyle amidst Suffolk's scenic beauty.



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Ground Floor
Approximate Floor Area
1096.73 sq. ft.
(101.89 sq. m)



First Floor
Approximate Floor Area
906.32 sq. ft.
(84.20 sq. m)

AGENTS NOTE

Council & Council Tax Band – Band F - Babergh District Council

Tenure – Freehold

Property Construction – Standard Brick Construction

Utilities – Mains Water, Mains Electric, Mains Drainage, Oil Fired Heating

Broadband - Superfast broadband with downloads speeds of up to 80 Mbps and upload speeds of up to 20 Mbps (Ofcom data)

Mobile Coverage - Voice & Data available with EE (Ofcom data)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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