



Nevada, Duke Street, Stanton, Bury St Edmunds, IP31 2AA

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ESTABLISHED 1966

Nevada
Duke Street
Stanton
Bury St Edmunds
IP31 2AA

- Wyken Vineyards 2.2 miles
- Bury St. Edmunds 10.5 miles
- Norwich 33 miles

ENTRANCE HALL • SITTING ROOM • DINING ROOM • KITCHEN/BREAKFAST ROOM • UTILITY • CLOAKROOM • STUDY • PRINCIPAL BEDROOM WITH EN SUITE SHOWER • THREE FURTHER BEDROOMS • FAMILY BATHROOM • DOUBLE GARAGE • GARDEN

Covered porch leading in to a central hallway with staircase to first-floor with cupboard below, giving access through to double-aspect sitting room with patio doors out to the rear garden, a feature brick-faced fireplace with tiled hearth and inset wood burning stove, pair of glazed doors leads through to the separate dining room with a further set of patio doors out to the rear garden, beyond which is an impressive kitchen/breakfast room with tiled floor and a well-considered and thought out kitchen in modern shaker-style with granite worktops, inset Siemens 5-ring induction hob with hood above, built-in Siemen single oven and combination microwave, dishwasher and multiple storage solutions, predominantly drawers, larger cupboard and built-in fridge freezer.

Separate utility room with door to side, fitted with additional storage units, including stainless-steel sink, towel rail and room for both washing machine and tumble dryer with a vent.

Completing the ground-floor is a study and half-tiled cloakroom with a back-to-the-wall WC, and vanity basin with storage below.

**Detached 4-bedroom house with double garage
and new kitchen and bathrooms.**

Guide: £575,000 freehold



From the light and airy first-floor landing, to the rear of the property is the principal bedroom overlooking the rear garden with its extensively tiled modern well-planned en suite shower with its separate glazed cubicle with adjustable head shower, back-to-the-wall WC, large vanity basin with storage below and towel rail. Three further double bedrooms all with use of the larger than normal, extensively tiled modern bathroom, with a back-to-the-wall WC, vanity basin with storage below, double-ended bath with central fill and a walk-in electric shower with both adjustable and rain shower heads, and towel rail.

Outside

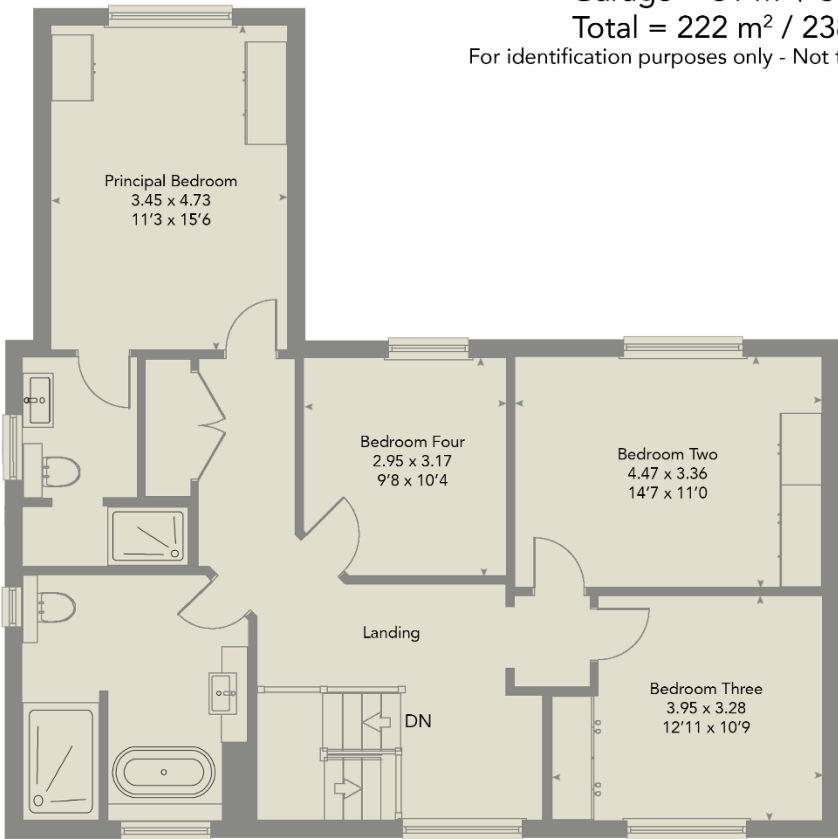
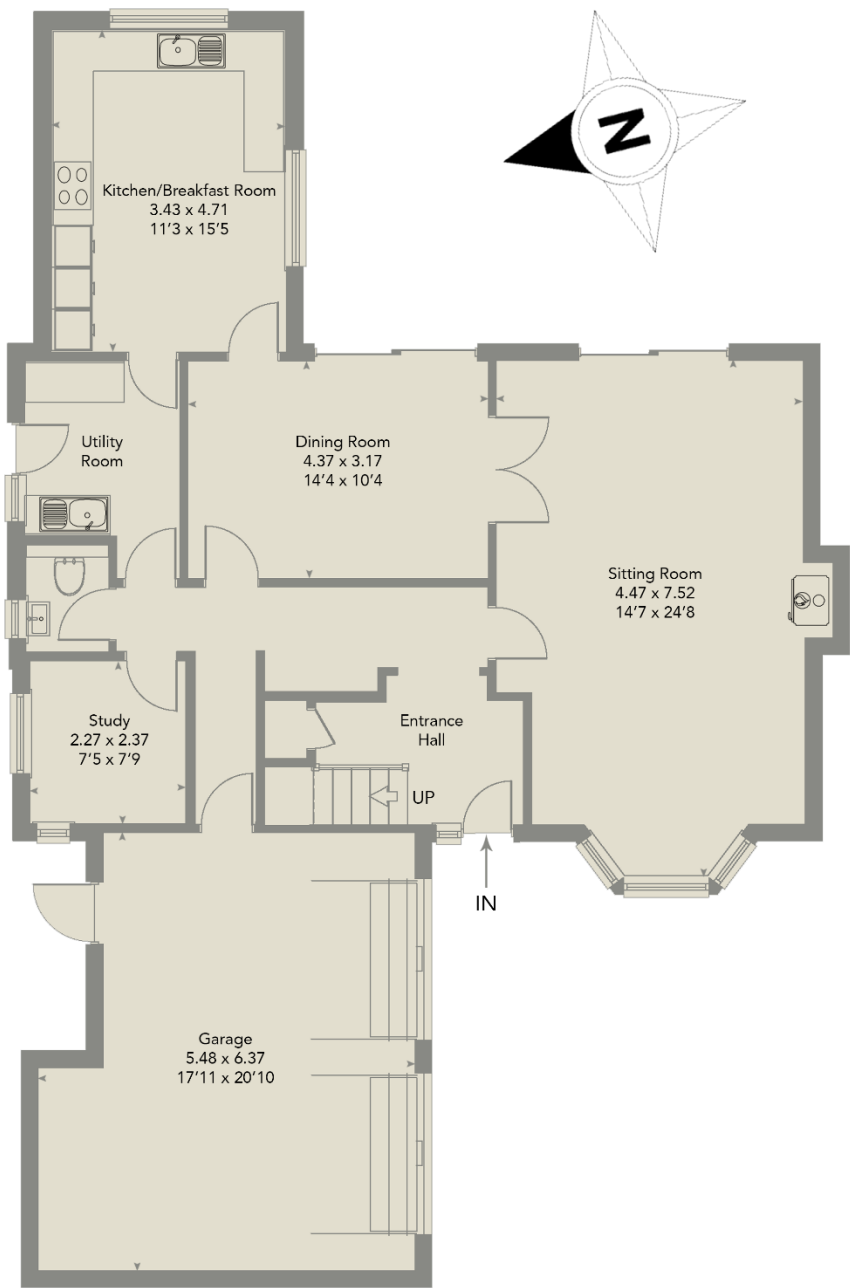
The property is approached down Duke Street, which is one-way, leading to a block-paved driveway with parking for multiple vehicles in front of the property whilst giving access to a double garage with electrically operated up-and-over doors, power and light, and the garage can also be approached from the main house hallway. To the rear of the property with access down both sides, is a terrace across the rear with automatic sensor-controlled blinds above both sets of patio doors, twin pair of steps leading up to the lawn which is bordered by mature, well thought out and planted beds with a Lleylandii hedge screen at the rear, garden shed and water feature included.

GENERAL INFORMATION

- Mains water, electricity, drainage and gas connected.
- Gas-fired central heating
- Council tax band F – West Suffolk
- EPC rating C
- Ofcom states Superfast Broadband is available
- Ofcom states mobile signal is available
- What3Words – motoring.vibrating.oils



Approximate Gross Internal Area = 191 m² / 2056 ft²
Garage = 31 m² / 333 ft²
Total = 222 m² / 2389 ft²
For identification purposes only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

This plan is for layout guidance only. Not drawn to scale unless stated. Windows, door openings and all measurements 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.
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