



Honeymeade Close

Stanton

Guide Price £365,000

LACY SCOTT
& KNIGHT

est. 1869

34 Honeymeade Close

Stanton | Bury St. Edmunds | IP31 2EF

Bury St. Edmunds 11 miles, Stowmarket 14 miles, Diss 12 miles

A spacious, detached 4/5 bedroom modernized family home. This property offers open plan living with a surprising level of flexible accommodation.

Hallway | Cloakroom | Open Plan Living/Dining/Kitchen | Utility Room | Conservatory | Ground Floor Bedroom and En-suite | First Floor Bedroom and Dressing Room | 2 Further Bedrooms | Family Bathroom | Garage and Parking | Gardens Front and Rear

34 Honeymeade Close

We are pleased to offer this thoughtfully updated detached family home which offers a surprising level of accommodation over two floors and is beautifully presented, with lots of recent updates to the internal layout. It provides flexible spaces for family living across both floors including a useful ground floor principal bedroom, with built in storage and en-suite which includes an attractive timber vanity unit, shower and WC. Upstairs are 3 good sized bedrooms plus dressing room and family bathroom. The ground floor bedroom could possibly provide an excellent work-from-home or studio space with ease of external access and the attached en-suite.

The main living space has been fully opened up to provide an attractive and spacious open plan kitchen/dining/living room. The kitchen space offers attractive modern shaker style units with solid timber worktops, butlers sink, integrated wall oven, grill, hob and extractor over. It has attractive and practical timber flooring throughout and large windows letting in plenty



of natural light. The living room area also has French doors out to the back garden. There is a side extension housing a spacious and useful utility and boot room leading through to a conservatory. These rooms offer potential for further updating and have polycarbonate type roofing. The conservatory provides direct access out to the front garden and the utility room has an external door and steps to the rear garden.

The central hallway with sloping timber ceiling has a porch entrance and stairs leading up to the first floor where there is a spacious landing leading to three bedrooms. The main bedroom and dressing room has a wall of open storage and dormer

window. The dressing room could also make a great nursery or potentially be converted to a fifth bedroom if needed. Two further bedrooms provide excellent family accommodation, and the attractively updated family bathroom offers a free-standing bath, separate large shower enclosure, vanity basin unit and WC, plus built in storage space.

Outside

The property sits in a quiet edge-of-village cul de sac location surrounded by similar homes. There is a parking area to one side and this leads to a single garage positioned alongside the property. The other side is accessed via a pedestrian pathway.

The front and rear gardens which are fully enclosed with fencing and pedestrian gates, offer some established mature planting and also lots of paving for relatively low maintenance.

Location

Stanton is a well-served village community Stanton enjoys a primary school and nursery, post office and doctors surgery, village store (Co-Op) and public house along with a bakery, fish & chips and hairdressers. There is a good bus service, and good access to the main road (A143) between Bury St Edmunds and villages towards Diss.

Property Information

Services: Mains electricity, gas, water and drainage. Gas central heating, plus solar panels/solar hot water.

Local Authority: West Suffolk Council. Council Tax Band C.

Tenure: Freehold.

Broadband: Superfast predicted download speed 66 Mbps and predicted upload speed 13 Mbps. (Information taken from Ofcom website).

Mobile Coverage: Variable, outdoors, EE good indoors and in home. (Information taken from Ofcom website).

Directions [what3words](#) [///campsites.automatic.another](#).

Honeymeade Close is off Wyken Road to the south of the village centre. On entering Honeymeade Close the parking area is the first turning to the right which takes you to the rear of the property and the garage. For pedestrian access to the front door there is a pathway a little further along via a green to the right.





Plans, Areas and Schedules

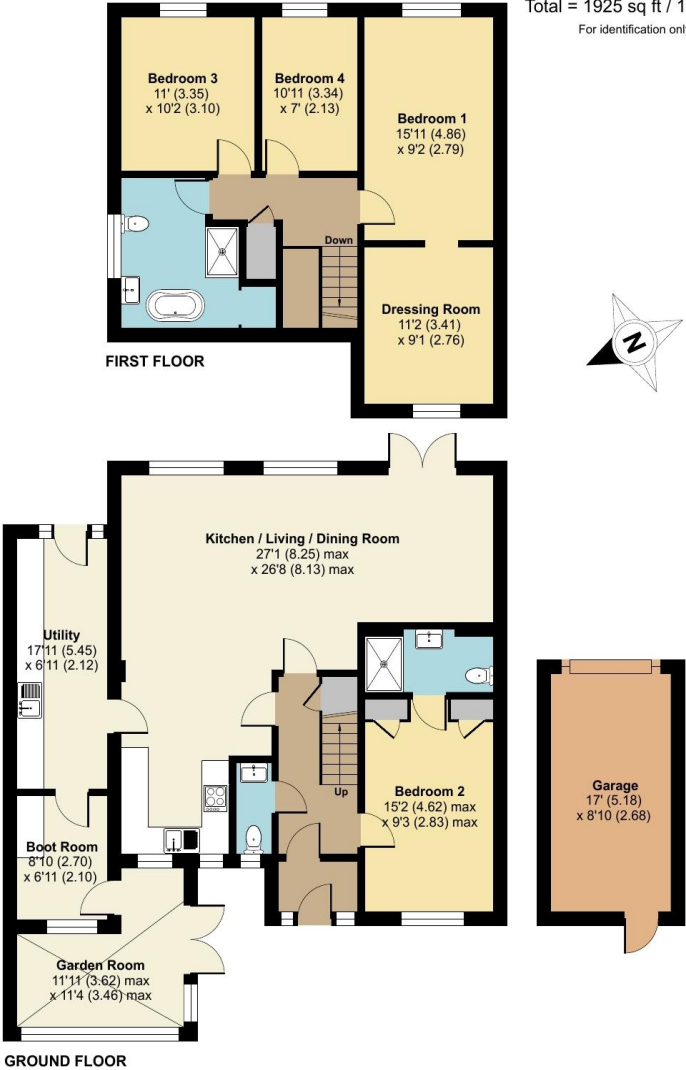
These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the Agents, and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property, and any error or misstatement shall not annul the letting, nor entitle either party to compensation. The plans are for the purpose of identification only. In the event of any discrepancy between the plans and schedule of areas, the schedule of areas shall prevail.

Misrepresentation and Notices Lacy Scott & Knight for themselves and as Agents for the Seller of the property give notice that:-

- a) These Particulars are intended to give a fair and substantially correct overall description for the guidance of intending Purchaser(s) and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items.
- b) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending Purchaser(s) should not rely on them as statements or representations of facts, but must satisfy himself by inspection or otherwise as to the correctness of each item.
- c) No person in the employment of Lacy Scott & Knight has any authority to make or give any representation or warranty whatever in relation to this property or these particulars not to enter into any contract relating to the property on behalf of Lacy Scott and Knight nor any contract on behalf of the Sellers.
- d) No responsibility can be accepted for any expenses incurred by any intending Purchaser(s) in inspecting properties which have been sold or withdrawn.
- e) Should any dispute arise as to the boundaries or an pre-contract points on the General Remarks and Stipulations, Particulars, Schedule, Plans or the interpretation of any of them, the questions will be referred to the arbitration of the Agents, whose decision shall be final.

Honeymeade Close, Stanton, Bury St. Edmunds, IP31

Approximate Area = 1776 sq ft / 164.9 sq m
Garage = 149 sq ft / 13.8 sq m
Total = 1925 sq ft / 178.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Lacy Scott & Knight. REF: 1451072



Score	Energy rating	Current	Potential
92+	A		
81-91	B	88 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tel: 01284 748600

10 RISBYGATE STREET, BURY ST EDMUNDS, IP33 3AA

Tel: 01449 612384

MARKET PLACE, STOWMARKET, SUFFOLK, IP14 1DN

