



Acorns Stanningfield Road, Great Wheltenham

Minors & Brady



Acorns Stanningfield Road

Great Whelnetham, Bury St. Edmunds

A chance to enjoy spacious single-storey living in a wonderfully private and established setting, this detached bungalow offers a lifestyle shaped by comfort, ease and connection to its surroundings. Set along a quiet private track with no through traffic, the home brings together four well-proportioned bedrooms, two en suites, generous reception rooms, a newly fitted kitchen breakfast room, extensive garaging and mature wraparound gardens of around 0.3 acres (stms). Its thoughtful presentation, private entrance and non-estate position create an inviting environment for relaxed everyday living, family life and entertaining, all within easy reach of Bury St Edmunds.

Agents Notes

Freehold

Connected to mains water, electricity and drainage.

Surface water drainage, tank to be re-used for the garden.

Electric heating system with an individual climate control.

Shared access with the neighbours into the close, leading to the private driveway.

Disclaimer: A Tree Preservation Order is in place for the oak trees at the front of the property, and any works to them must comply with all relevant statutory requirements and obtain prior consent from the local authority.



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Acorns Stanningfield Road

Great Whelnetham, Bury St. Edmunds

- Detached bungalow offering spacious single-storey living in a private, non-estate setting
- Quiet private track with no through traffic, just ten minutes from Bury St Edmunds
- Private wrap-around gardens of around 0.3 acres (stms) with lawns, terraces and specimen trees
- Four bedrooms including two well-appointed en suite rooms
- Two reception rooms with French doors opening to the gardens
- Newly fitted kitchen with quality cabinetry, marble worktops and integrated appliances
- Separate utility room with additional fitted units and laundry space
- Extensive parking including driveway, carport, garage and further garaging
- Water-recycling system supplying collected rainwater for garden use



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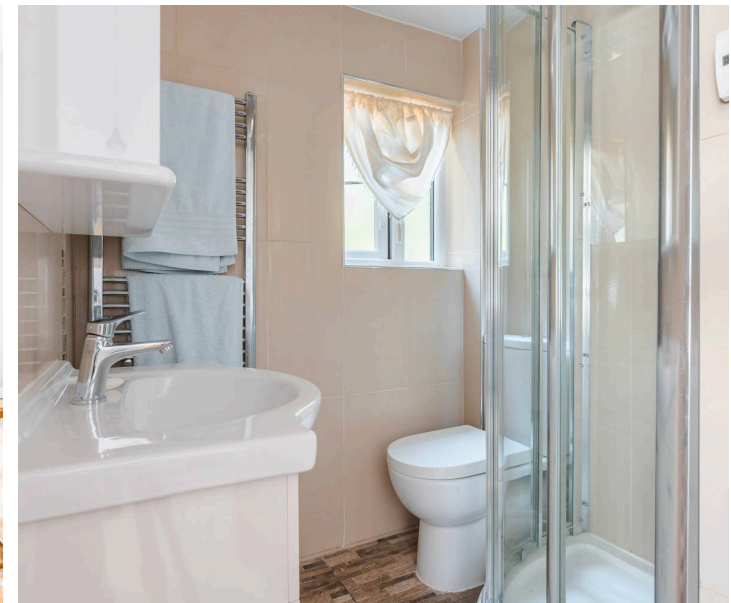
Great Whelnetham, Bury St. Edmunds

Great Whelnetham

Stanningfield Road sits within Great Whelnetham, a village setting that feels established and residential, with countryside views around you and Bury St Edmunds just three miles to the north. The area has a steady, lived-in feel, with footpaths, green pockets and community buildings giving the road a practical everyday rhythm without feeling cut off from larger amenities.

Within the village, Great Whelnetham Primary School and Cygnets Childcare are close by, and secondary options in Bury St Edmunds are straightforward to reach. For weekly shopping, the nearest supermarkets include Sainsbury's, Tesco Superstore, Waitrose, Asda, Aldi, and Tesco Express, offering plenty of choice for day-to-day needs. Local services sit within the surrounding villages, while Bury St Edmunds provides a wider mix of retail, cafés, leisure and cultural venues.

Transport links are simple: regular bus routes run between Great Whelnetham and Bury St Edmunds, and the A134 connects directly to the A14 for regional travel. It's a location suited to a lifestyle that values village calm, quick access to a historic market town, and the ability to move easily between countryside walks, practical amenities and the wider Suffolk landscape.



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A well-presented detached bungalow set within mature private gardens of around 0.3 acres (stms), approached via a quiet private track with no through traffic.

The front of the property features a broad brick-paved driveway providing ample off-road parking. This is complemented by a carport, garage and further garaging, together offering extensive covered and open parking options. The private entrance leads directly into the bungalow, reinforcing the sense of independence and privacy that the setting affords.

Inside, the accommodation is exceptionally well presented. The entrance hall opens into two comfortable reception rooms, presented as a living room and a dining room, each with a pleasant outlook and French doors to the gardens.

The newly fitted kitchen is a particular highlight, finished with quality gloss cabinetry, marble-effect worktops, a sink and drainer, integrated oven, induction hob, extractor, dishwasher and fridge-freezer. Patterned flooring adds a stylish touch, and the layout provides a practical space for everyday dining. A separate utility room offers additional fitted units, a sink and drainer, and space for laundry appliances.



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There are four generously sized bedrooms, two of which enjoy their own en-suite bathrooms. Both en-suites are fitted with modern white suites including WC, wash basin, shower unit, heated towel rail and tiled walls and flooring. The family bathroom is similarly appointed, featuring a white suite with bath and shower over, glass screen, WC, wash basin and full tiling.

The gardens wrap around the bungalow and form an attractive and private setting. Formal lawns, patios and decked terraces sit alongside mature shrubs and specimen trees, with several distinct areas including a small woodland garden. The boundaries are well defined, and the natural screening ensures the space remains secluded and not overlooked. A summerhouse adds further versatility.

A water-recycling system collects rainwater into an underground tank, providing a sustainable supply for garden use.

This is a well-maintained home in a non-estate position, combining privacy, space and thoughtful presentation in a location that remains convenient for Bury St Edmunds and surrounding villages.



Ground Floor

Approx. 164.5 sq. metres (1770.8 sq. feet)



Total area: approx. 164.5 sq. metres (1770.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

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