

22 Gilbert Road, Stanton

Minors & Brady

22 Gilbert Road

Stanton, Bury St. Edmunds

Set overlooking the village green and opposite a park, this four-bedroom family home enjoys a sought-after position within the well-served village of Stanton. Offering spacious and thoughtfully designed accommodation throughout, the property features a welcoming sitting room, an open-plan kitchen/dining room with French doors to the garden, four well-proportioned bedrooms, including a principal bedroom with en-suite, and attractive front and rear gardens. Further benefits include a tandem car port with parking for up to three vehicles, making this an excellent opportunity for families seeking a home that combines village charm, practical living and everyday convenience.

- Desirable village position overlooking the green and directly opposite a park
- Spacious family accommodation arranged across two floors
- Welcoming sitting room with views towards the green
- Open-plan kitchen/dining room forming the heart of the home
- French doors opening from the dining area to the rear garden
- Four well-proportioned bedrooms, including a principal bedroom with en-suite
- Family bathroom, en-suite shower room and ground floor cloakroom
- Enclosed rear garden featuring a patio, lawn and established planting
- Tandem car port providing parking for up to three vehicles
- Easy access to a wide range of essential amenities

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The Location

Gilbert Road is situated within the village of Stanton, a well-established and active community in west Suffolk, positioned between the market towns of Bury St Edmunds and Diss. The area appeals to a broad range of buyers, including families seeking access to schooling and village amenities, professionals requiring convenient transport links, and those looking for a quieter rural setting while remaining connected to larger commercial centres. Stanton retains a strong village identity, with everyday essentials available locally and a network of surrounding countryside contributing to its relaxed pace of life.

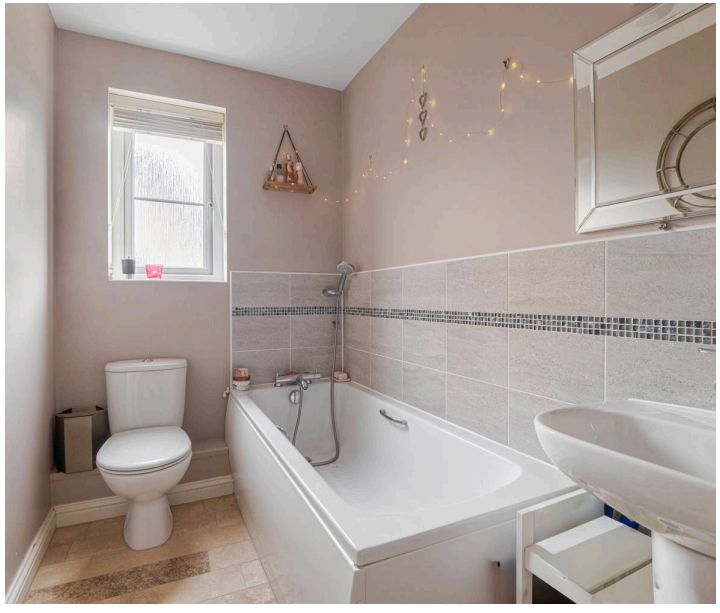
The village offers a practical range of amenities centred around its High Street and nearby residential areas. Residents benefit from a Co-op Food store, independent retailers, cafés, takeaway options, public houses and day-to-day services that support convenient village living. Further shopping, dining and leisure opportunities can be found in nearby Bury St Edmunds, home to an extensive selection of national retailers, independent boutiques, restaurants and cultural attractions. Healthcare facilities are available within the village, while additional medical services, fitness centres and leisure amenities are easily accessible in the surrounding towns.

Stanton Community Primary School serves younger pupils within the village, while Thurston Community College and a selection of independent and state schools in Bury St Edmunds offer options for older students. The wider area is well regarded for its educational opportunities, providing access to schools for a variety of age groups and learning requirements.

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The A143 runs close to the village, providing direct routes towards Bury St Edmunds, Diss and East Anglia's wider road network. Diss railway station, approximately a short drive away, offers regular services to Norwich, Ipswich and London Liverpool Street, making the location a practical choice for commuters. Public transport connections link Stanton with neighbouring villages and larger towns, supporting both work and leisure travel.

Beyond its everyday convenience, the area enjoys easy access to the Suffolk countryside. Residents can explore a network of walking and cycling routes through surrounding farmland and rural landscapes, while Thetford Forest lies within comfortable reach for outdoor recreation. The historic attractions, shopping and theatre venues of Bury St Edmunds add further appeal, while picturesque villages across Suffolk and Norfolk provide opportunities for weekend outings.

Gilbert Road, Stanton

Upon entering, a welcoming entrance hall provides access to the principal ground floor accommodation and immediately conveys the home's well-planned layout. Multiple built-in storage cupboards offer excellent practicality, ensuring coats, shoes and household items can be neatly stored away, while a convenient cloakroom serves guests and day-to-day family requirements.

Positioned to the front of the property, the sitting room is a bright and inviting reception space, flooded with natural light and enjoying views towards the green opposite. Thoughtfully designed for both relaxation and entertaining, this comfortable room provides ample space for a variety of furnishings and serves as an ideal setting for family gatherings or quieter evenings at home.

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To the rear, the impressive open-plan kitchen/dining room forms the heart of the home and represents a superb space for modern family life. Designed with both functionality and style in mind, the kitchen is fitted with an attractive range of wall and base units, providing excellent storage and preparation space. A comprehensive selection of integrated appliances includes a fridge-freezer, washing machine, oven, hob and extractor hood, ensuring the room is ready for immediate use. A useful built-in larder cupboard further enhances practicality. The dining area comfortably accommodates family dining and social occasions, while French doors open directly onto the rear garden, allowing natural light to flood the space and creating a seamless connection between the indoor and outdoor environments.

The first floor continues to impress with well-proportioned accommodation arranged around a central landing. The principal bedroom is a generous double room and benefits from its own en-suite shower room, providing a private and convenient space for the homeowners. The remaining bedrooms are equally versatile and perfectly suited to the needs of a growing family, offering flexibility for children, guests, home working or hobbies. Three of the bedrooms are spacious doubles, each providing comfortable accommodation and excellent adaptability.

Serving the remaining bedrooms is a well-appointed family bathroom, thoughtfully positioned and fitted to meet the demands of everyday family life. Together with the en-suite, the bathroom facilities ensure the home is well equipped for both busy mornings and visiting guests.

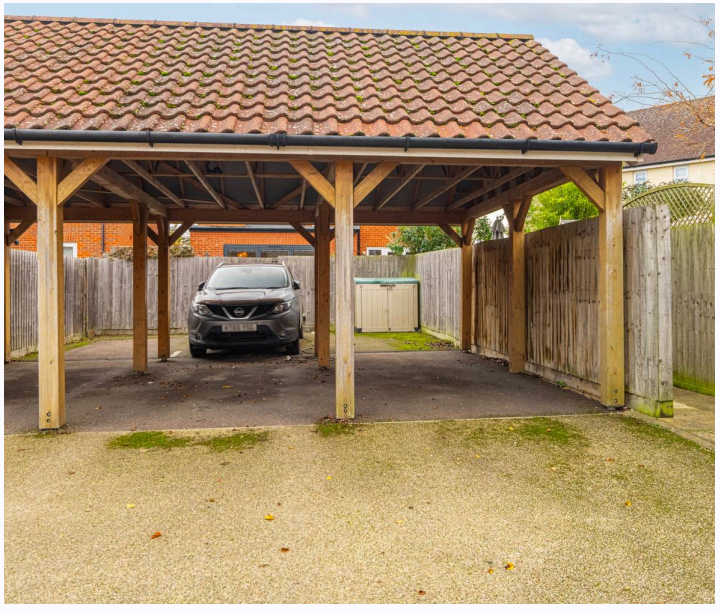
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Outside, the rear garden offers an enjoyable outdoor space designed for ease of maintenance and family enjoyment. Predominantly laid to lawn, the garden provides ample room for children to play, outdoor entertaining or gardening enthusiasts. A paved patio creates an ideal seating area for al fresco dining and summer gatherings, while established flowers and shrubs introduce colour and seasonal interest. A garden shed provides useful external storage for garden equipment and outdoor furniture.

Parking arrangements are particularly impressive, with a tandem car port located to the rear of the property capable of accommodating up to three vehicles. This valuable provision is increasingly sought after and offers excellent convenience for families with multiple vehicles or visiting guests.

Agent's Note

This property will be sold freehold.

Maintenance fee: £230 per year.

Management company: Redbrick LTD.

Connected to all mains services.

Gas central heating system.

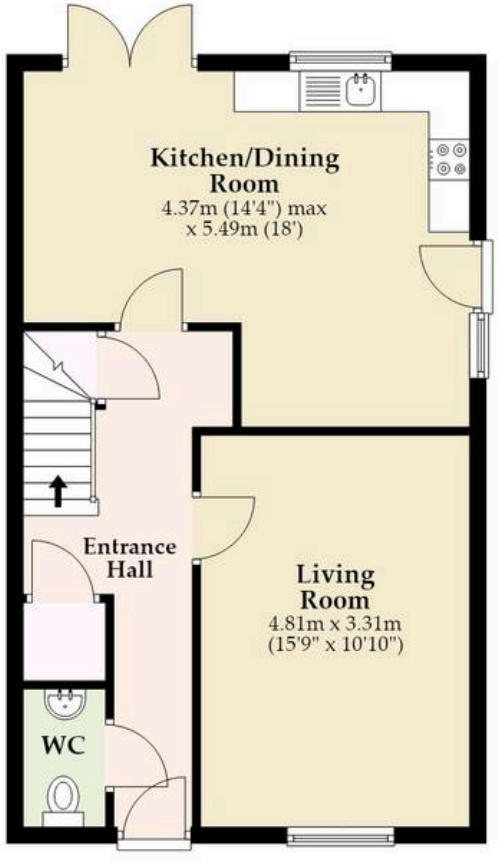
Please note: The middle residence has access across the rear for bins.

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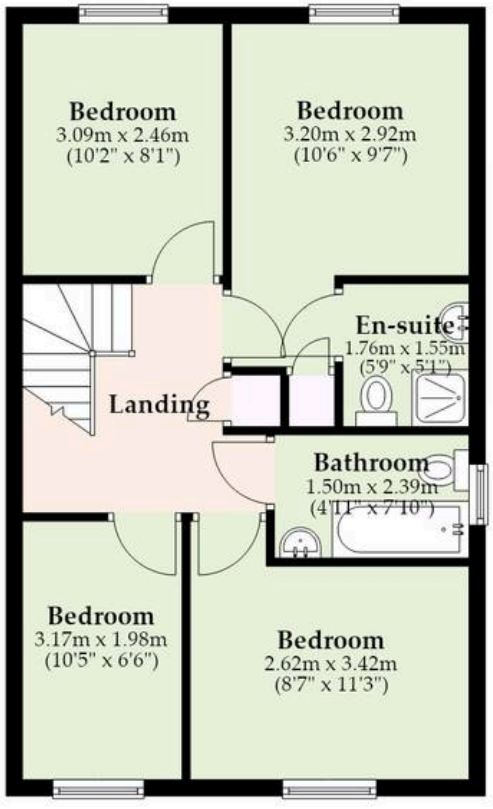
Ground Floor

Approx. 50.9 sq. metres (547.6 sq. feet)



First Floor

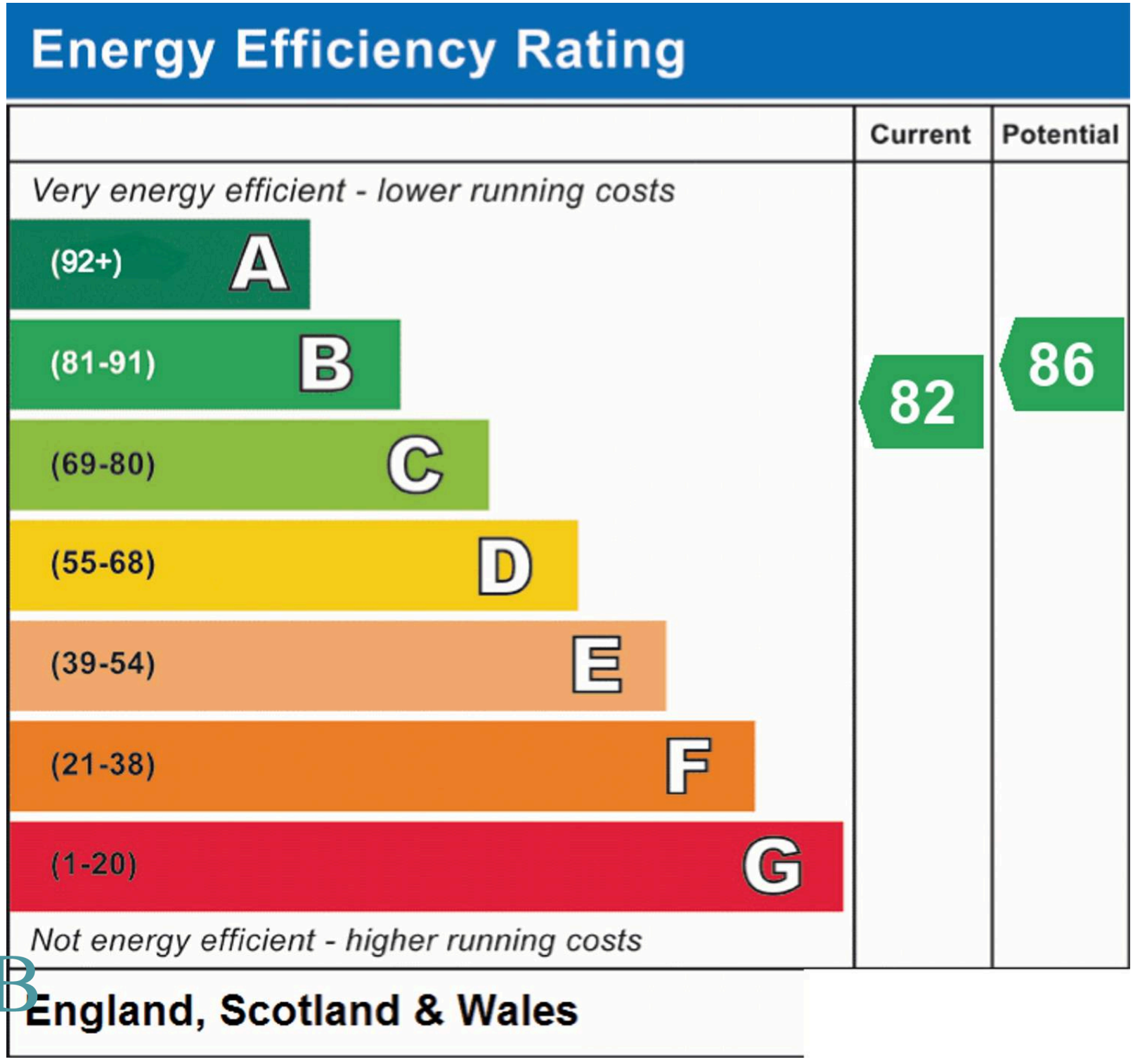
Approx. 51.3 sq. metres (551.7 sq. feet)



Total area: approx. 102.1 sq. metres (1099.4 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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Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
82
86
England, Scotland & Wales

Dreaming of this home?
Let's make it a *reality.*



Meet *Stuart*
Branch Manager



Meet *Joe*
Property Lister



Meet *Claire*
Aftersales Team Leader

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Your home, our market

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