



3 Stanningfield Road, Great Whelnetham

In Excess of £350,000

Minors & Brady



3 Stanningfield Road

Great Whelnetham, Bury St. Edmunds

Guide Price: £350,000 - £375,000. Occupying a generous plot within the popular village of Great Whelnetham, this extended three-bedroom semi-detached home offers far more accommodation than its frontage might suggest. Thoughtfully enhanced to create flexible living space suited to modern family life, the property boasts multiple reception areas, three double bedrooms, a sizeable rear garden and the added benefit of an outdoor bar and entertaining space. Combining versatile interiors with excellent outdoor living, this home enjoys a peaceful village setting just a short distance from Bury St Edmunds, with convenient access to Cambridge, Norwich and London, making it an ideal choice for families and commuters alike.

- Extended three-bedroom semi-detached home
- Flexible accommodation spanning over 1,300 sq ft
- Principal bedroom with en-suite and walk-in wardrobe
- Spacious living/dining room ideal for entertaining
- Additional reception room with multigenerational living potential
- Well-equipped kitchen with extensive worktop space
- Convenient access to Bury St Edmunds and local amenities
- Separate utility room and ground floor shower room
- Private off-road parking
- Outdoor bar and patio area for entertaining
- Guide Price: £350,000 - £375,000



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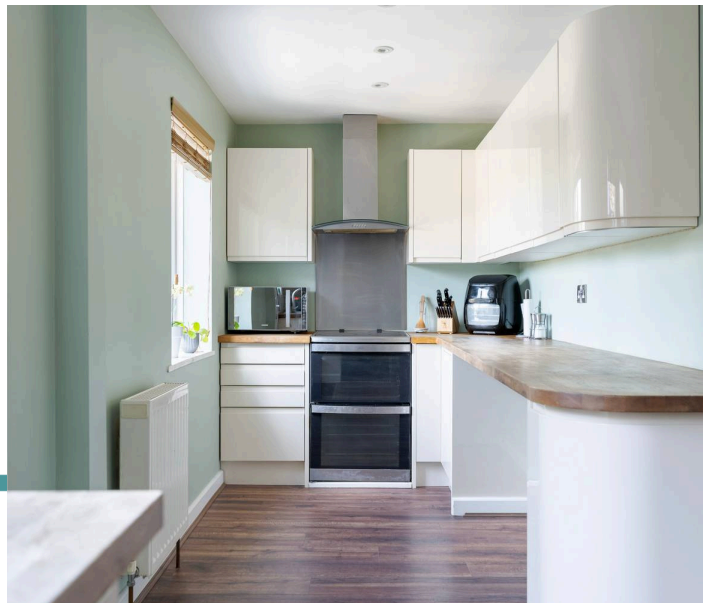
Great Whelnetham, Bury St. Edmunds

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



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Location

Great Whelnetham is a well-regarded Suffolk village situated approximately two miles south of the historic market town of Bury St Edmunds, offering an attractive blend of rural surroundings and everyday convenience. Popular with families and commuters alike, the village enjoys a strong sense of community, with amenities including a primary school, village hall and access to an abundance of countryside walks on the doorstep. The neighbouring village of Sicklesmere offers additional facilities, while Bury St Edmunds provides a comprehensive range of shopping, dining, leisure and educational options.

For those needing to travel further afield, the location is particularly well placed. The A14 is easily accessible and provides direct routes towards Cambridge, Ipswich and the wider road network, including connections to the M11 for London and Stansted Airport. Cambridge can be reached in under 40 minutes by train, and Norwich is just 30 minutes away by car.



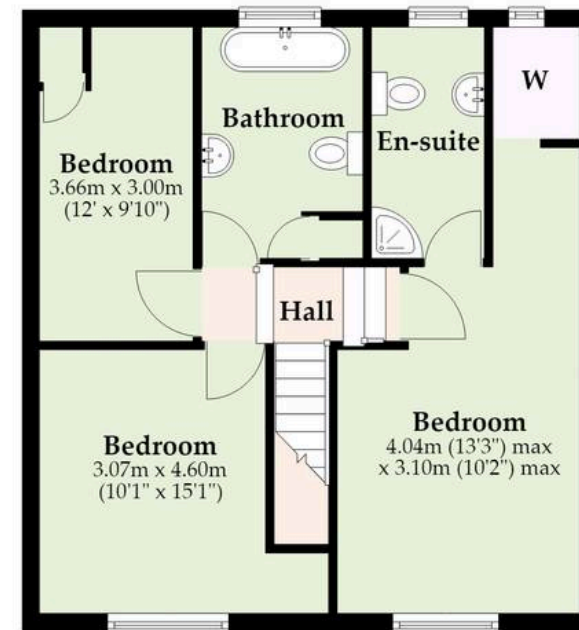
Ground Floor

Approx. 71.0 sq. metres (764.2 sq. feet)



First Floor

Approx. 55.0 sq. metres (592.4 sq. feet)



Total area: approx. 126.0 sq. metres (1356.6 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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Meet *Joe*
Property Lister



Meet *Claire*
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Minors & Brady

Your home, our market

 burystedmunds@minorsandbrady.co.uk  01284 672200  2 St John's St, Bury St. Edmunds, IP33 1SQ

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