



## Thedwastre Road, Bury St Edmunds, IP31 3QY

New, substantial executive style, three storey, four bedroom house with double garage, situated on a select development of desirable properties. This fantastic home has much to offer including kitchen/dining room, two loft rooms to second floor, gardens, two en-suites, cloakroom WC and utility room.

**Price £1,975 pcm To Let**





**En-suite WC**  
3'10" (1.17m) x 8'9" (2.67m)

Wash basin set within fitted cabinet, WC, UPVC double glazed window to rear, extractor fan.

**Bedroom Three**  
12'9" (3.89m) x 9'3" (2.82m)

Two UPVC double glazed sliding sash windows to front.

**Bedroom Four**  
10'5" (3.18m) x 11'7" (3.53m)

UPVC double glazed sliding sash window to front.

**Bathroom**  
6'4" (1.93m) x 8'8" (2.64m)

Four piece bathroom suite comprising corner bath, shower cubicle, wash basin set within fitted cabinet, WC, obscure glass UPVC double glazed sliding sash window to rear, extractor fan.

**Stairs & Second Floor Landing**  
10'7" (3.23m) x 7'5" (2.26m)

UPVC double glazed window to rear.

**Hobby/Loft Room One**  
12'8" (3.86m) x 16'2" (4.93m)

UPVC double glazed windows to rear and side.

**Game/Loft Room Two**  
10'7" (3.23m) x 16'3" (4.95m)

UPVC double glazed window to front rear and side.

**Second floor WC**  
7'2" (2.18m) x 8'5" (2.57m)

Wash basin set within fitted cabinet, WC, UPVC double glazed window to front, space and plumbing for washing machine and extractor fan.

**Double Garage**

Two sets of wooden double doors to front, UPVC double glazed window to side, electric power and light.

**Outside Front**

Well presented front garden laid to lawn, selection of shrubs and plants to beds and borders, outside lights gated access to rear garden.

All photographs are provided for guidance only.

- Three Storey, Four Bedroom Detached House
- Kitchen/Dining Room
- Two Loft Rooms to Second Floor
- Energy Efficiency Rating C76
- Two En-suites
- Utility Room
- Double Garage
- Gardens
- UPVC Double Glazing
- Underfloor Heating to Ground & First Floor

Situated on a select development of executive style properties, Longsons are delighted to bring to the market this brand new substantial, detached four bedroom house. This superb spacious property has much to offer and includes underfloor heating to ground and first floor, double garage, parking, gardens, two en-suites, utility room, kitchen/dining room, two further loft rooms to second floor, gas fired underfloor central heating to ground and first floor, new flooring and curtains throughout, gas central heating and UPVC double glazing.

Available Immediately!

Small pet at discretion of the landlord.

Briefly, the property offers, entrance hall, lounge, sitting room, kitchen/dining room, utility room, four bedrooms, en-suite bathroom to bedroom one, en-suite WC to bedroom two, two further loft rooms to second floor, double garage, parking for two vehicles, gardens, gas central heating and UPVC double glazing.

**THURSTON**

Thurston is a popular village near Bury St Edmunds and whilst it retains the charm of the countryside there are also plenty of local amenities: the Primary and High School, community centre, village hall, local shops,

garages and pharmacy, two public houses and active village atmosphere. Access to Bury St Edmunds and the A14 is within easy reach with the village train station adding to it's connectivity.

**Entrance Hall**  
10'7" (3.23m) x 11'6" (3.51m)

Entrance door to front, stairs to first floor, understairs storage cupboard, built in cupboard housing hot water cylinder, UPVC double glazed windows to front.

**Lounge**  
12'7" (3.84m) x 18'1" (5.51m)

Feature fireplace (not in use), UPVC double glazed French doors opening to rear garden, two sets of glazed double doors opening to dining room.

**Dining Room**  
12'8" (3.86m) x 10'4" (3.15m)

Two UPVC double glazed sliding sash windows to front.

**Kitchen/Breakfast Room**  
10'5" (3.18m) x 24'5" (7.44m)

Fitted kitchen units to walls and floor with work surface over, stainless steel one and a half bowl sink unit with mixer tap and drainer, island unit, space for electric oven and hob with extractor hood over, space for dishwasher, stable style door opening to side, UPVC double glazed sliding sash windows to front and rear, feature fireplace (not in use).

**Utility Room**  
7'0" (2.13m) x 8'9" (2.67m)

Wall mounted gas central heating boiler, fitted kitchen units to wall and floor, space and plumbing for washing machine, space for tumble dryer, stable style door opening to rear garden.

**Cloakroom**  
3'3" (0.99m) x 5'9" (1.75m)

Hand wash basin, WC, obscure glass UPVC double glazed window to rear.

**Stairs & First Floor Landing**  
10'7" (3.23m) x 11'7" (3.53m)

Built-in storage cupboard, UPVC double glazed sliding sash window to front, stairs to second floor.

**Bedroom One**  
12'8" (3.86m) x 12'6" (3.81m)

UPVC double glazed sliding sash window to rear, door to en-suite bathroom.

**En-suite Bathroom**  
8'5" (2.57m) x 6'5" (1.96m)

Four piece bathroom suite, comprising bath, double shower cubicle, wash basin set within fitted cabinet, obscure glass UPVC double glazed window to side, tiled splashback, extractor fan.

**Bedroom Two**  
10'4" (3.15m) x 12'6" (3.81m)

UPVC double glazed sliding sash window to rear, door to en-suite WC.

