



Small Copper Corner, Thurston, Bury St Edmunds, IP31 3UB

MARK · EWIN
BURY ST EDMUNDS

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Situated in the popular village of Thurston and overlooking the wildflower meadow, is this immaculately presented four-bedroom detached family home.

The accommodation comprises, on the ground floor, of a welcoming entrance hall with engineered oak flooring which leads into the cloakroom, dual aspect sitting room with doors leading into the garden and the study. The spacious kitchen/dining room offers plenty of space for a table and chairs and to enjoy the garden views. The spacious kitchen offers a selection of base and wall units, space for a dishwasher and washing machine and includes a built-in oven, gas hob and extractor.

On the first floor, there is a family bathroom, finished in a crisp white suite, and modern tiling. There are four bedrooms, all with fitted wool carpets and bedroom one benefiting from an en-suite shower room.

Outside, a pathway leads to the front door with the remainder of the front being planted. The driveway provides for additional off road parking leading to the garage. Gated access leads into the rear garden which has a patio area, is enclosed by fencing and laid to lawn.

Additional Information:

Tenure: Freehold

EPC Rating: B

Council Tax Band: E - £2,593.59 per annum. (Source West Suffolk)

Broadband: Standard, Superfast & Ultrafast are available in this area via Openreach. (Source Ofcom)

Services: Mains gas, electric, water and drainage. Heating: Gas fired central heating.

(Please note that none of these services have been tested by the selling agent)



Directions

Leave Bury St. Edmunds along Mount Road, signposted Thurston. On reaching Thurston continue straight over the 2nd set of crossroads into Thredwastre Road. Continue onto Sandpit Lane and take a right onto Meadow Brown Way. Take the turning into Small Copper Corner where the property can be found.

Location

The village of Thurston offers excellent local amenities including village shop, post office, butchers public house, coop and schooling. The location gives easy access to the A14 towards both Bury St Edmunds and Ipswich. There is also a railway station and local bus service. The historic market town of Bury St Edmunds is approximately 6 miles away and provides an excellent range of schooling, shopping, cultural and recreational facilities.

Accommodation:

Entrance Hall 16' 5" x 6' 7" (5.0m x 2.0m)

Sitting Room 18' 1" x 10' 10" (5.5m x 3.3m)

Study 9' 6" x 5' 11" (2.9m x 1.8m)

Kitchen 11' 10" x 9' 6" (3.6m x 2.9m)

Dining Room 11' 2" x 7' 7" (3.4m x 2.3m)

Bedroom One 12' 6" x 10' 10" (3.8m reducing to 2.6m x 3.3m)

Ensuite 6' 7" x 6' 3" (2.0m x 1.9m)

Bedroom Two 10' 10" x 9' 2" (3.3m x 2.8m)

Bedroom Three 11' 2" x 8' 10" (3.4m x 2.7m)

Bedroom Four 8' 6" x 6' 7" (2.6m x 2.0m)

Bathroom 6' 11" x 6' 11" (2.1m x 2.1m)

Rear Garden

Garage 23' 0" x 10' 10" (7.0m x 3.3m)

Driveway

Additional Information:

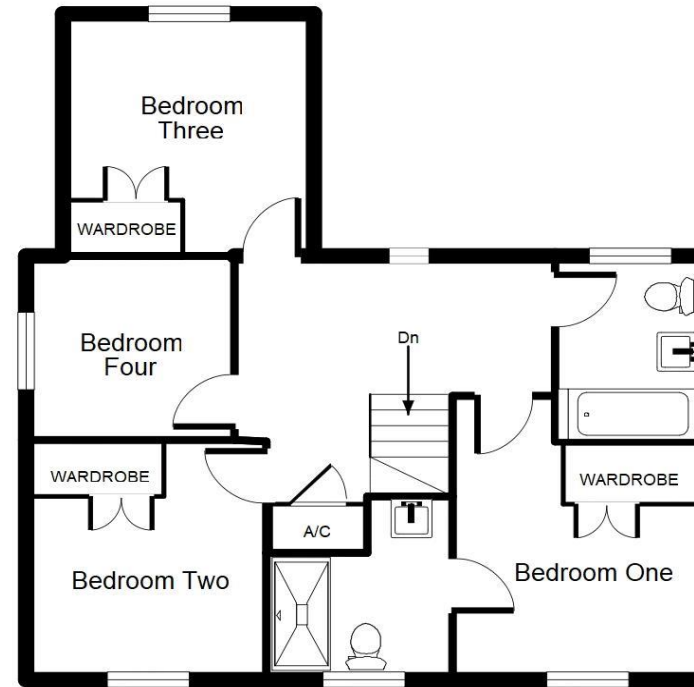
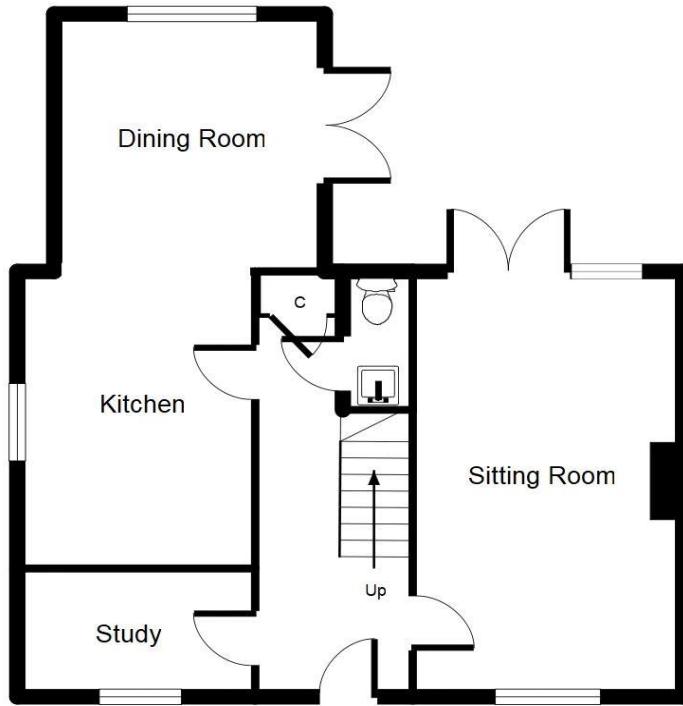
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Offers Over £450,000
Freehold





For identification only -Not to scale
(c) Visual Floor Planner

MONEY LAUNDERING REGULATIONS 2003: Purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

PLEASE NOTE: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the Agents.

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