



Marley Close, Thurston, Bury St. Edmunds, Suffolk, IP31 3NT

**MARK · EWIN**  
BURY ST EDMUNDS

## Marley Close, Thurston, Bury St. Edmunds, Suffolk, IP31 3NT

A detached executive style family home in the much sought-after village of Thurston. This stunning home offers well-proportioned accommodation to include a kitchen/ family room, utility, study, dining room, sitting room and conservatory.

On the first floor there is a large galleried landing, four double bedrooms and a family bathroom. The principal bedroom benefits from a dressing room and en-suite. Vaulted ceilings and exposed beams in the master suite add a charm to this well-appointed family home boasting quality fit and finish. Open plan kitchen breakfast room overlooking the mature gardens as the hub of the home where the current vendors have created a sociable area for day to day living and entertaining.

Outside, the property benefits from off road parking and a detached double garage. The well-maintained rear garden is mainly laid to lawn and encompassed by a variety of mature trees and shrubs making for a private setting.

Additional Information:

Tenure: Freehold

EPC Rating: TBC

Council Tax Band: G - £3,536.72

(Source Mid Suffolk)

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

Services: Mains Gas, Electric, Water and Drainage. Heating offered via gas central heating. (

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



### Directions

From the A14 heading into the village of Thurston along Thurston and Beyton Road, then turn left onto Barton road. Continue along the road and turn left into Marley Close and the property can be found on the left hand side as you enter the close.

### 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

Cloakroom 2' 11" x 6' 10" (0.89m x 2.09m)

Sitting Room 23' 4" x 13' 9" (7.11m x 4.20m)

Dining Room 10' 4" x 15' 0" (3.14m x 4.57m)

Kitchen/Breakfast Room 11' 4" x 24' 3" (3.45m extending to 4.02m x 7.4m)

Study 10' 8" x 9' 9" (3.25m x 2.96m)

Utility 10' 2" x 5' 5" (3.11m x 1.66m)

Conservatory 13' 4" x 10' 0" (4.06m x 3.05m)

First Floor Landing

Bedroom One 15' 3" x 13' 9" (4.64m x 4.20m)

Dressing Room 10' 5" x 10' 3" (3.17m x 3.12m)

En-suite 10' 2" x 6' 5" (3.09m x 1.95m)

Bedroom Two 11' 3" x 13' 9" (3.43m extending to 3.90m x 4.18m)

En-suite 7' 1" x 6' 3" (2.17m x 1.91m)

Bedroom Three 9' 10" x 13' 9" (2.99m extending to 3.42m x 4.20m)

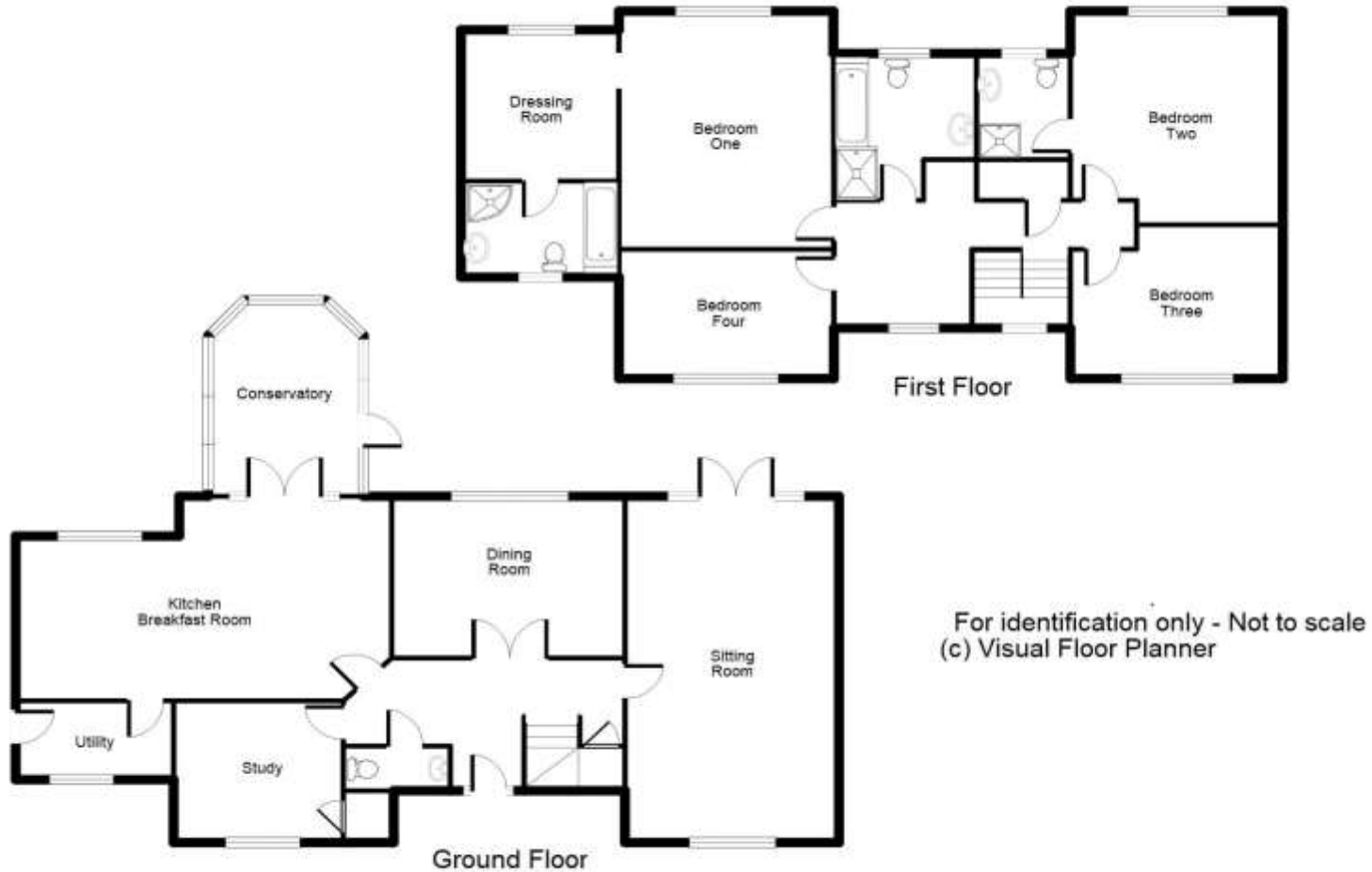
Bedroom Four 8' 10" x 13' 9" (2.69m x 4.18m)

Family Bathroom 7' 0" x 6' 0" (2.14m extending to 3.21m x 1.82m extending to 2.52m)

Double Garage & Driveway

Offers over £750,000  
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.

[www.markewin.co.uk](http://www.markewin.co.uk)

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