



Lady Road, Thurston, Bury St. Edmunds, Suffolk, IP31 3FL

MARK · EWIN
BURY ST EDMUNDS

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Situated in the popular village of Thurston is this well-presented four-bedroom detached family home with off-road parking and a garage.

The accommodation comprises, on the ground floor, of a welcoming entrance hall which leads into the cloakroom, study/snug and a generously sized sitting room with doors leading into the garden.

The spacious kitchen/breakfast room offers plenty of space for a table and chairs and has 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 modern family bathroom along with four bedrooms, the principal benefits from an en-suite shower room.

Outside, a pathway leads to the front door with the remainder of the front being laid to lawn. 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.

*Agents Note: There is an annual fee of £226.06 for the upkeep of the communal areas.

Additional Information:

Tenure: Freehold

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

Mobile Coverage: EE, O2, Three and Vodafone are listed as 'likely' in this area. (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

From Thurston's Train Station, continue along Station Hill, turn right on to Norton Road and left into Lady Road. The property will be found on the left hand side.

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.

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Accommodation:

Entrance Hall 10' 5" x 6' 8" (3.17m x 2.03m)

Kitchen/Breakfast Room 21' 11" x 9' 3" (6.69m x 2.81m)

Sitting Room 15' 7" x 11' 1" (4.75m x 3.38m)

Study/Snug 6' 0" x 11' 1" (1.83m x 3.37m)

Utility 9' 2" x 8' 8" (2.80m x 2.64m)

Landing 10' 0" x 2' 10" (3.06m x 0.87m)

Bedroom 14' 5" x 11' 5" (4.40m reducing to 2.94m x 3.49m)

Ensuite 5' 7" x 4' 2" (1.71m x 1.27m)

Bedroom 11' 10" x 10' 5" (3.61m x 3.17m)

Bedroom 11' 0" x 9' 6" (3.36m x 2.89m)

Bedroom 10' 8" x 6' 10" (3.26m x 2.09m)

Bathroom 8' 6" x 6' 3" (2.58m x 1.90m reducing to 1.07m)

Rear Garden

Driveway

Garage

Additional Information:

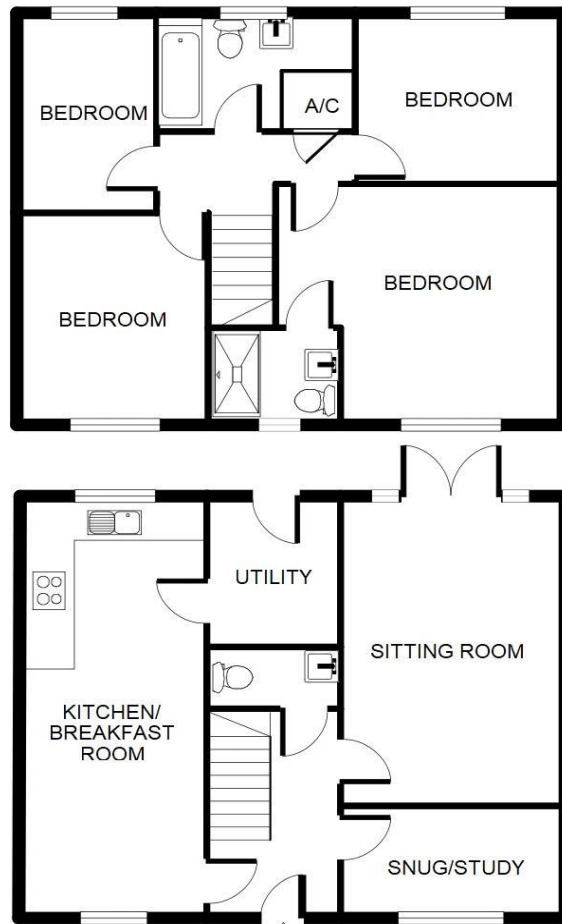
Council Tax Band: E

EPC Rating: B

Tenure: Freehold

**Offers Over £425,000
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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