



Barton Road, Thurston, Suffolk, IP31 3PG

MARK · EWIN
BURY ST EDMUNDS

Barton Road, Thurston, Suffolk, IP3 1 3PG

A spacious and well-laid-out three-bedroom detached bungalow, set well back from the road in a quiet and desirable location within the popular and well-served village of Thurston. The property is in good condition throughout and benefits from off-road parking, a garage, and solar panels.

The well-presented accommodation comprises an entrance hall, cloakroom, and a generously proportioned sitting/dining room that flows into the conservatory, creating a bright and airy living space. The well-fitted kitchen is complemented by a separate utility room. There are three spacious bedrooms, with the principal bedroom featuring a newly refurbished en-suite shower room and built-in wardrobes. A modern family bathroom completes the accommodation. Additionally, the property benefits from a fully boarded loft space with a substantial amount of shelving and safe access via a fitted loft ladder, offering excellent storage options.

Outside, the property boasts a sizeable driveway providing ample parking for several vehicles, leading to a single garage. The extensive front garden is beautifully landscaped, featuring well-stocked borders and vibrant planting, making it particularly stunning in the summer months. The rear garden has been designed for low maintenance, featuring artificial grass, a paved patio area, and attractively planted beds hosting a variety of flowers and shrubs. The garden also benefits from two garden sheds and a greenhouse.

Additional Information:

Tenure: Freehold

Mobile Coverage: EE, O2, Three & Vodafone are listed as 'likely' in this area. (Source Ofcom)

Broadband: Standard & Superfast are available in this area. (Source Ofcom)

Services: Mains Gas, Electric, Water and Drainage. Heating via gas central heating and solar panels.

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



Directions

Proceed out of Bury St Edmunds along Mount Road following the signs to Thurston. Upon the village of Thurston at the mini roundabout bear left on to Barton Road where the property can be found on the left hand side a few properties after Furze Close and marked by our For Sale Board.

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 11' 8" x 8' 6" (3.56m x 2.59m)

Sitting Room 12' 6" x 21' 0" (3.80m x 6.39m)

Dining Area 12' 2" x 12' 2" (3.70m x 3.70m)

Kitchen 15' 9" x 10' 11" (4.81m x 3.33m)

Utility Room 8' 4" x 7' 7" (2.53m x 2.31m)

Cloakroom 6' 4" x 3' 11" (1.92m x 1.19m)

Bedroom 12' 5" x 16' 2" (3.78m x 4.94m)

Ensuite 6' 9" x 9' 1" (2.06m x 2.78m)

Bedroom 10' 4" x 8' 11" (3.15m x 2.73m)

Bedroom 10' 4" x 9' 8" (3.16m x 2.95m)

Bathroom 10' 3" x 7' 1" (3.13m x 2.15m)

Conservatory 22' 2" x 10' 4" (6.76m x 3.14m)

Enclosed Rear Garden

Driveway

Garage 17' 3" x 9' 5" (5.25m x 2.87m)

Additional Information:

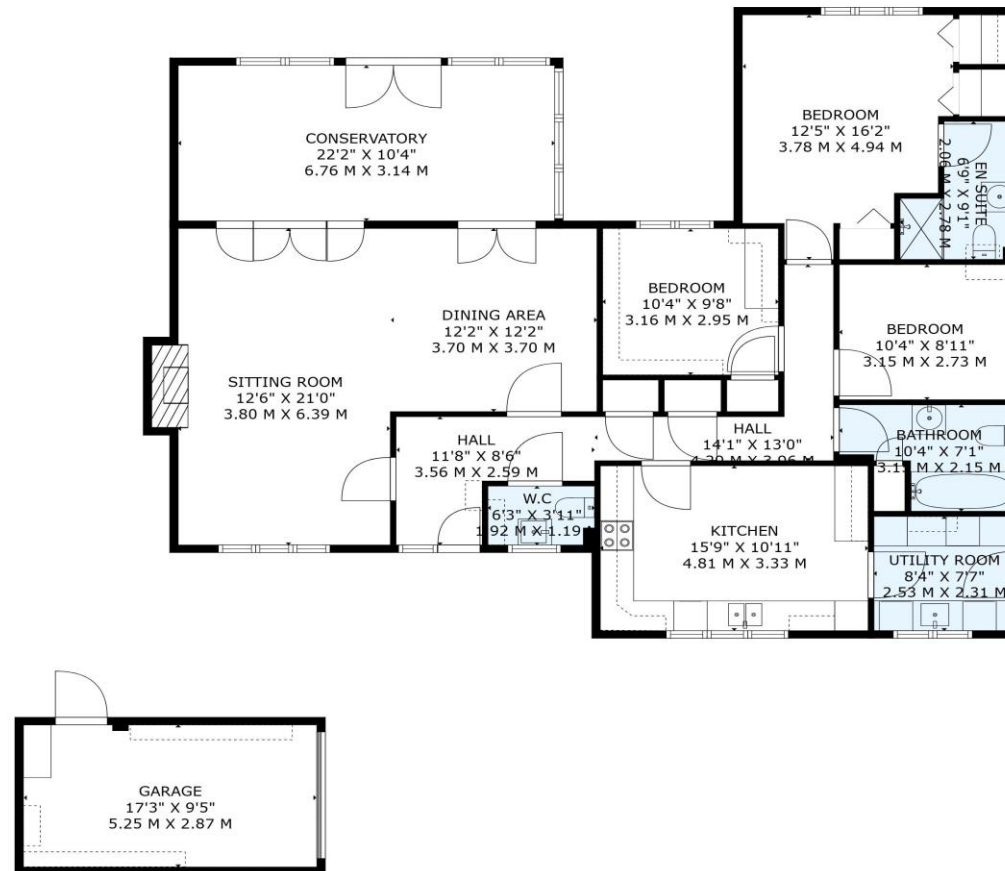
Council Tax Band: D

EPC Rating: B

Tenure: Freehold

Offers Over £450,000
Freehold





TOTAL: 1961 sq. ft, 182 m²
FLOOR 1: 1961 sq. ft, 182 m²
EXCLUDED AREAS: GARAGE: 163 sq. ft, 15 m², FIREPLACE: 10 sq. ft, 1 m²

All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dcqp.



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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