



Barton Road, Thurston, Bury St. Edmunds, IP31 3PD

MARK · EWIN
BURY ST EDMUNDS

Barton Road, Thurston, Suffolk, IP31 3PD

A well-presented, extended, four-bedroom semi-detached house located in the popular and well served village of Thurston.

The accommodation on the ground floor comprises a welcoming entrance hall leading to a cosy living room with a feature fireplace and bay window and a separate family room. The hallway also offers a useful under stairs cupboard and gives access to the modern fitted kitchen. The kitchen offers an attractive range of wall and base level units and incorporates a built-in hob and two ovens. There is also a utility room located off the kitchen which provides extra storage and a ground floor WC. To the rear of the property, there is an open plan sitting room which leads a dining room with French doors to the garden. Moving to the first floor, there are four good-sized bedrooms, the principal benefits from an ensuite shower room and the family bathroom features a shower over bath and completes the accommodation on offer.

Outside, a driveway provides ample off-road parking for multiple vehicles. The delightful rear garden is mainly laid to lawn with a paved patio area and hosts a variety of flowers and shrubs. The garden also offers a shed and useful outside office/studio with power, light and French doors to the patio.

Additional Information

Tenure: Freehold

Mobile Coverage: EE, O2, Three & Vodafone are available 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.

(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.

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 6' 10" x 16' 8" (2.09m x 5.08m)

Living Room 10' 10" x 15' 4" (3.31m x 4.68m)

Family Room 9' 9" x 17' 1" (2.98m x 5.20m)

Kitchen 11' 8" x 11' 4" (3.56m x 3.45m)

Utility Room 9' 9" x 7' 7" (2.98m x 2.32m)

Sitting Room 10' 10" x 13' 0" (3.31m x 3.97m)

Dining Room 17' 10" x 7' 7" (5.44m x 2.32m)

Landing 6' 10" x 6' 4" (2.09m x 1.94m)

Bedroom 9' 9" x 19' 1" (2.98m x 5.81m)

Ensuite 9' 9" x 6' 4" (2.98m x 1.94m)

Bedroom 10' 8" x 15' 1" (3.26m x 4.61m)

Bedroom 10' 8" x 12' 1" (3.25m x 3.68m)

Bedroom 6' 10" x 8' 7" (2.09m x 2.61m)

Bathroom 6' 10" x 6' 4" (2.09m x 1.94m)

Outside Office/Studio

Rear Garden

Off-Road Parking

Additional Information:

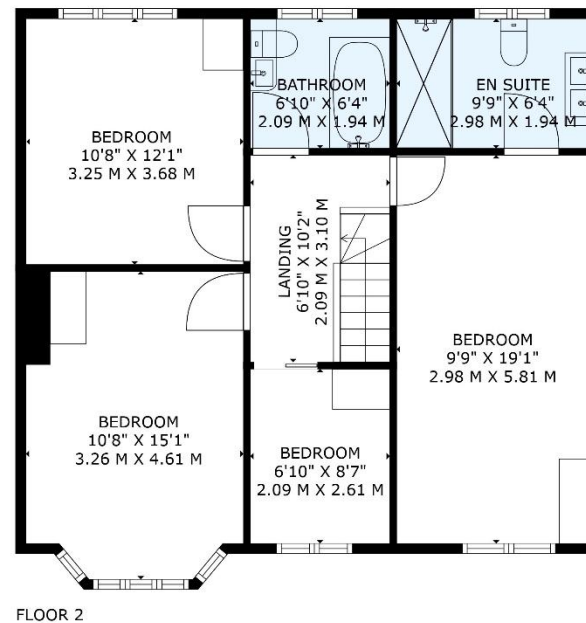
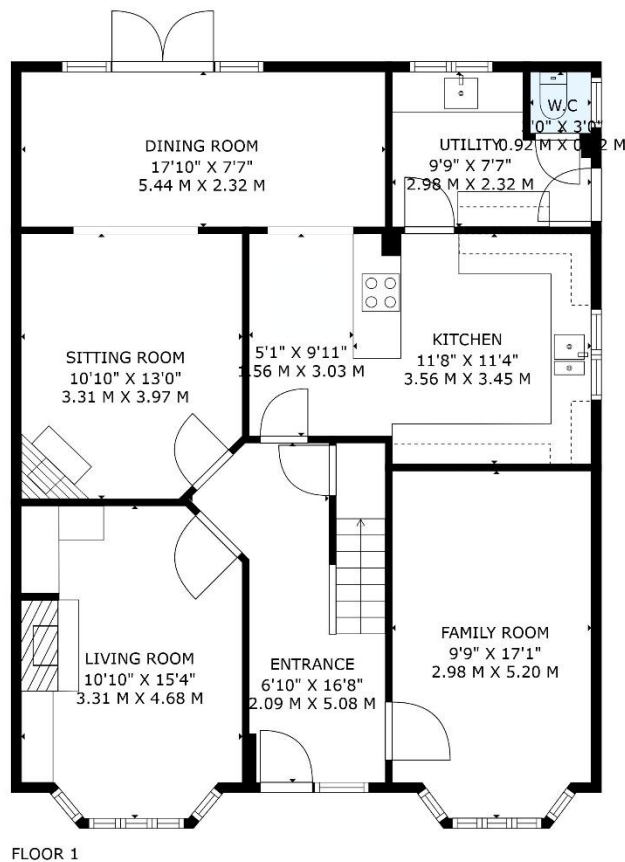
Council Tax Band: C

EPC Rating: TBC

Tenure: Freehold

Offers Over £500,000
Freehold





TOTAL: 1731 sq. ft, 161 m²
 FLOOR 1: 999 sq. ft, 93 m², FLOOR 2: 732 sq. ft, 68 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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