



Heather Close, Thurston, Bury St. Edmunds, Suffolk, IP31 3PX

MARK · EWIN
BURY ST EDMUNDS

A detached chalet bungalow for sale with no onward chain located in the popular village of Thurston with off road parking and a garage. On the ground floor, the property comprises entrance hall, sitting room, dining room, study which could also be used as a fourth bedroom, kitchen, conservatory and a bathroom completes the ground floor accommodation. On the first floor, there are three bedrooms all benefitting from eaves storage, with the main bedroom benefitting from an en-suite and a built in wardrobe.

Outside the driveway leading to the garage offers both access and parking, with the remainder of the front garden being laid to lawn with shrubs. The good size rear garden is mainly laid to lawn and offers plant beds and borders, vegetable plot, mature fruit trees, a greenhouse, a large garden shed, shrubs and is enclosed by fencing.

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

Travelling from Bury St Edmunds, leave the A14 at junction 45 exit towards Great Barton/ Rougham Ind Estate, at roundabout take the 3rd exit onto Sow Lane, at the next roundabout take the 3rd exit and continue onto Sow Lane. Turn right onto Sow Lane and Right at Mount Road. Continue to Heath Road and turn right onto Genesta Drive, then follow the road round until you reach Heather Close and the property will be found on your left.

Location

The village of Thurston offers excellent local amenities including village shop, post office 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

Dining Room 11' 3" x 10' 5" (3.43m x 3.18m)

Sitting Room 12' 0" x 15' 1" (3.65m x 4.61m)

Study 10' 3" x 9' 11" (3.13m x 3.03m)

Kitchen 10' 3" x 15' 1" (3.13m x 4.61m)

Conservatory 9' 10" x 15' 0" (2.99m x 4.56m)

Family Bathroom 7' 1" x 5' 2" (2.17m x 1.58m)

First Floor Landing

Bedroom One 11' 6" x 11' 3" (3.50m x 3.44m)

Walk In Wardrobe

En-Suite 5' 1" x 9' 9" (1.54m Max x 2.97m Max)

Bedroom Two 12' 8" x 9' 9" (3.87m x 2.96m)

Bedroom Three 11' 8" x 7' 11" (3.56m x 2.42m)

Additional Information:

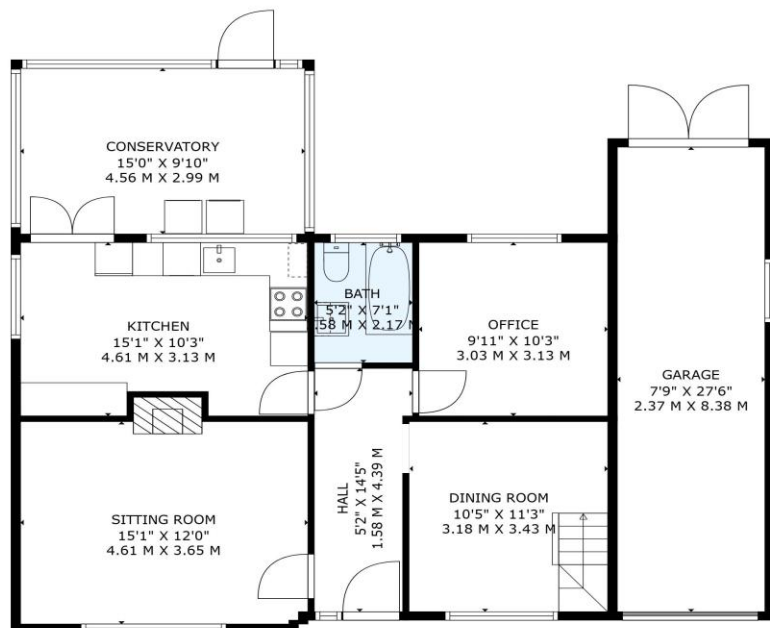
Council Tax Band: C

EPC Rating: TBC

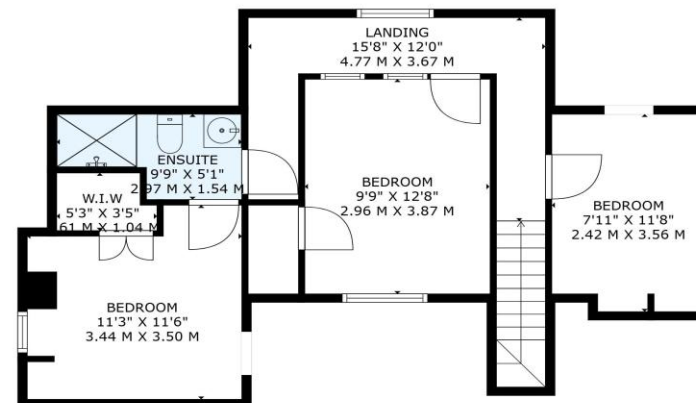
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Guide Price £425,000
Freehold





FLOOR 1



FLOOR 2

TOTAL: 1380 sq. ft, 128 m2
 FLOOR 1: 833 sq. ft, 77 m2, FLOOR 2: 547 sq. ft, 51 m2
 EXCLUDED AREAS: GARAGE: 214 sq. ft, 20 m2
 WALLS: 161 sq. ft, 15 m2

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



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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