



Heather Close, Thurston, Suffolk, IP31 3PX

MARK · EWIN
BURY ST EDMUNDS

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A three-bedroom, well-presented, chalet bungalow located in the popular and well-served village of Thurston.

The accommodation comprises an entrance hall, welcoming sitting room with solid oak flooring, modern and open plan kitchen/dining room with patio doors leading to the garden. The kitchen offers an attractive range of wall and base level units and incorporates a built-in oven, hob and extractor over. The ground floor further benefits from a bedroom with built in wardrobes and shower room which also offers a utility area. Moving to the first floor, a landing leads to two bedrooms both also with built-in wardrobes and the principal benefits from a modern ensuite shower room. The family bathroom, featuring both a bath and shower completes the accommodation on offer.

Outside, the front garden is laid to lawn with a hedge border. Parking is offered via a driveway and leads to the single garage. The rear boasts a spacious garden with a large, paved patio area, with space for a garden shed and two greenhouses. The remainder of the garden is laid to lawn with an area for raised beds and hosts a variety of shrubs and trees.

Additional Information

Tenure: Freehold

Mobile Coverage: EE, O2, Three & Vodafone are available in this area. (Source Ofcom)

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

Services: Mains Gas, Electric, Water & 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 The Battlies. At the second roundabout take the second exit to continue along The Battlies. Turn right onto Thurston Road at the crossroads turn left take the first exit at the roundabout onto Barton Road. Turn left into Furze Close and bear left into Heather Close where the property can be found on your righthand side.

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 5' 9" x 14' 6" (1.76m x 4.43m)

Sitting Room 14' 0" x 12' 4" (4.27m x 3.76m)

Dining Area 6' 5" x 11' 2" (1.95m x 3.41m)

Kitchen 15' 11" x 9' 0" (4.85m x 2.74m)

Bedroom 8' 11" x 9' 10" (2.72m x 2.99m)

Shower Room 6' 0" x 9' 0" (1.82m x 2.74m)

Landing

Bedroom 14' 0" x 14' 7" (4.27m x 4.45m)

Ensuite 8' 3" x 6' 10" (2.51m x 2.09m)

Bedroom 11' 6" x 15' 6" (3.50m x 4.72m)

Bathroom 13' 0" x 6' 2" (3.97m x 1.87m)

Front & Rear Garden

Driveway

Garage 9' 4" x 18' 4" (2.85m x 5.59m)

Additional Information:

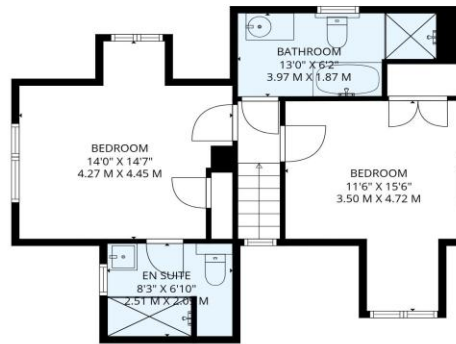
Council Tax Band: C

EPC Rating: TBC

Tenure: Freehold

Offers Over £475,000
Freehold





2ND FLOOR



1ST FLOOR

TOTAL: 1162 sq. ft, 108 m2

1st floor: 659 sq. ft, 61 m2, 2nd floor: 503 sq. ft, 47 m2

EXCLUDED AREAS: GARAGE: 171 sq. ft, 16 m2, UTILITY: 14 sq. ft, 1 m2, WALLS: 134 sq. ft, 14 m2

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



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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