



Rock Estates



Pheasant Close

Thurston, Bury St. Edmunds, IP31 3TR

Guide price £425,000



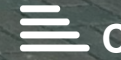
5



2



3



C

Pheasant Close

Thurston, Bury St. Edmunds, IP31
3TR

Nestled in the charming village of Thurston, Bury St. Edmunds, this delightful family home situated on Pheasant Close offers ample living space for all the family.

This well presented home boasts multiple reception rooms, providing versatile areas for relaxation and entertainment. The kitchen offers ample storage space, integrated appliances and benefits from the added convenience of a separate utility room. The garage has been converted to offer a further downstairs living space which could be utilised as a fifth bedroom, play/gaming room or a home office. The property offers the convenience of three bathrooms, with a cloakroom to the ground floor and bathroom and ensuite to the first floor. There are four good sized bedrooms to the first floor, with all bedrooms benefiting from built in wardrobes.

The private rear garden is predominantly laid to lawn and benefits from a sizeable patio area. The garden is un-overlooked and offers access to the front of the property via a side gate. To the front the property benefits from a private driveway offering off road parking for multiple vehicles, and access to a small garage storage space.

Situated in a sought-after cul-de-sac, the property is conveniently located close to local amenities. The village is well-connected, with a train station and bus links nearby, making commuting to nearby towns and cities straightforward. Families will appreciate the proximity to schools.

This home is a perfect blend of comfort and convenience making it an excellent choice for families looking to settle in a vibrant village setting. Don't miss the opportunity to make this lovely property your new home.





Entrance Hall

Radiator, stairs to first floor.

Cloakroom

Low level w/c, vanity basin, radiator, double glazed window to front.

Living Room

16'9" x 12'9" (5.13 x 3.89)

Double aspect double glazed windows to front and side, carpet, inset spotlighting, radiator, TV point.

Dining Room

9'6" x 9'5" (2.92 x 2.88)

Vinyl flooring, radiator, door to kitchen, patio doors to;

Conservatory

10'8" x 10'5" (3.27 x 3.20)

Double glazed window surrounds, carpet, door to garden.



Kitchen

9'4" x 9'9" (2.87 x 2.98)

Wall and base level units with work surfaces over, inset stainless steel sink with mixer hose tap over, integrated oven and hob with extractor over, double glazed window to rear, inset spotlighting, understairs storage cupboard, laminate flooring.

Utility Room

9'6" x 5'8" (2.9 x 1.75)

Base level units with work surfaces over, inset stainless steel sink with mixer tap over, space for washing machine and dryer, radiator, wall mounted boiler, laminate flooring, door to rear, door to;



Bedroom Five / Reception Room

14'6" x 8'0" (4.43 x 2.46)

Carpet, radiator, inset spotlighting, double glazed window to side.

Landing

Double glazed window to front above staircase, loft access, radiator.



Master Bedroom

12'4" x 10'0" (3.76 x 3.06)

Carpet, double glazed window to front, radiator, built in wardrobes, door to;

Ensuite

Low level w/c, shower with rainfall shower head over, vanity basin, double glazed window to side, radiator, extractor fan.

Bedroom Two

9'9" x 8'4" (2.99 x 2.55)

Carpet, double glazed window to front, radiator, built in wardrobes.

Bedroom Three

8'8" x 9'5" (2.66 x 2.88)

Double glazed window to rear, radiator, built in wardrobes.

Bedroom Four

8'3" x 6'4" (2.52 x 1.95)

Carpet, double glazed window to rear, radiator, built in wardrobes.

Bathroom

White suite comprising bath, low level wc, vanity basin, extractor fan, double glazed window to rear.

Rear Garden

Fully enclosed rear garden mainly laid to lawn with mature shrubs, decking and patio areas.

Garage/ Storage Space

Up and over door to front.

Parking

Private driveway offering off road parking to the front of the property for a number of vehicles.



Floor Plan



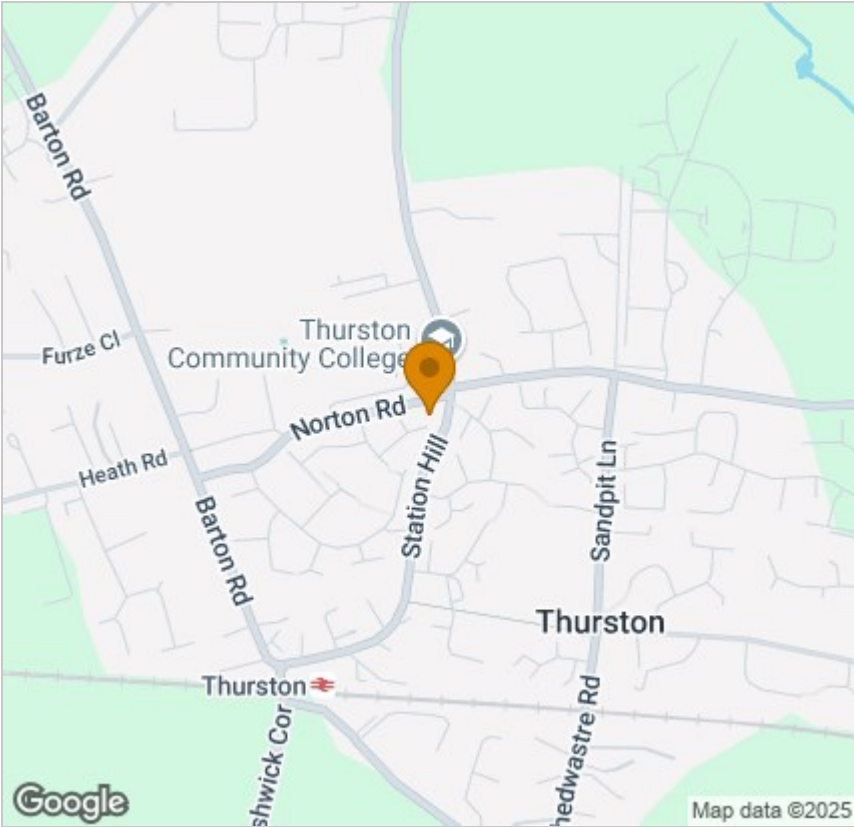
Viewing

Please contact our Rock Estates Office on 01449 723441 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Rock Estates Suffolk Ltd, Unit 3 Chesters, Coddensham Road,, Needham Market, Suffolk, IP6 8NU
Tel: 01449 723441 Email: info@estatesrock.co.uk www.rrea.co.uk

Area Map



Energy Efficiency Graph

