



The Street, Thurlow

Guide Price £530,000

LEE WILKINSON

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## The Street, Thurlow

Lee Wilkinson Estate Agents are pleased to offer for sale, this superb three bedroom detached, character, home in the rarely available village of Great Thurlow. The property is close by to both the well regarded primary school and public house. More extensive facilities can be found in the larger Towns of Haverhill, Newmarket and Clare which are all easily reached, with the City of Cambridge also slightly further afield. The property has been well cared for, and enhanced by the current owners, and benefits from two fantastic reception rooms, large kitchen/diner, and an en-suite shower room to the master bedroom. Outside, the double garage and driveway provide off road parking, and the garden has a sunny aspect, making it a great space for entertaining visitors.

Property Ref; LW0712







Wooden entrance door, with glazed side panels, leading into;

## Reception Hall

A lovely bright space, with stairs to first floor and storage cupboard under. Space for desk, making it an ideal space for home working or study. Tiled floor and doors through to;

## Cloakroom

W/C and pedestal hand basin with tiled splashback. Tiled floor









## Sitting Room

5.29m max x 5.16m max (17'4" x 16'11")

A beautifully presented and proportioned room, bathed in light with two windows to the front aspect, as well as glazed double doors leading onto the gardens paved patio area. Stone effect fireplace.

## Living Room

3.94m max x 4.41m max (12'11" x 14'5")

Multi purpose room which could be used as a formal dining room, family room or playroom. Two windows to side aspect and small additional window to rear. Tiled floor.

## Kitchen/Diner

6.44m max x 4.52m max (21'1" x 14'9")

The kitchen is fitted with a range of farmhouse shaker style wall and base units with solid oak worksurface over. Belfast sink with mixer tap over. Range cooker with extractor over, space and plumbing for washing machine, plus dishwasher. Space for American style fridge/freezer. Part tiled walls and tiled floor. Partly vaulted ceiling giving a great feeling of space. Room for a large family dining table. Windows to front and side aspects and part glazed double doors, all of which provide lovely views over the garden. Door through to;

## Utility/Boot Room

1.49m x 2.31m (4'10" x 7'6")

Currently utilised for shoe and coat storage. Floor mounted boiler and access to lower level loft space. Tiled floor and small window to side aspect.

## First Floor - Landing

With doors through to all rooms and Velux window to rear aspect.

## Bedroom 1

4.09m max x 5.03m max (13'5" x 16'6")

Another lovely bright dual aspect room. Fitted with a range of fitted wardrobes. Door through to;







## Ensuite

3.11m max x 1.12m max (10'2" x 3'8")

Three piece suite, comprising W/C, large curved shower enclosure and wash basin set into vanity unit with storage under. Heated towel rail. Part tiled walls and obscured window to front aspect.

## Bedroom 2

4.11m x 2.79m (13'5" x 9'1")

Built in wardrobes, access to main loft space, and window to side aspect.

## Bedroom 3

3.08m x 2.26m (10'1" x 7'4")

Window to front aspect, and built in over stairs storage cupboard.

## Bathroom

3.08m max x 1.48m max (10'1" x 4'10")

Three piece suite comprising freestanding roll top bath with centre tap, W/C and pedestal hand basin. Wall mounted mirrored cabinet, tiled walls and floor. Airing cupboard.

## Double Garage

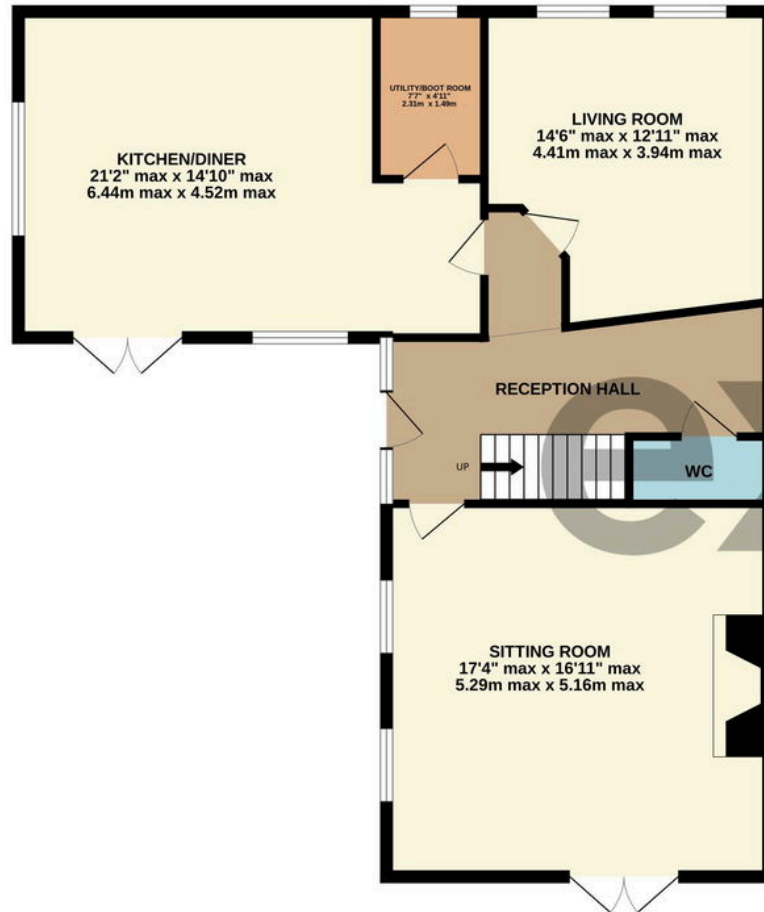
5.37m x 5.31m (17'7" x 17'5")

Currently divided into two separate spaces with a partition wall, one side is used for parking and store, the other is used for exercise and study. Two up and over doors, and fitted with power and light. In front of the garage is additional driveway parking. Personal door providing access from the garden.

## Outside

The garden is of a Southerly aspect, giving a bright and warm feel, with large paved patio area, providing two separate outdoor dining spaces, which is perfect for outdoor dining and entertaining. The remainder of the garden is laid to lawn with mature and well maintained borders. The garden is enclosed by wooden fencing, with gate through to parking area.

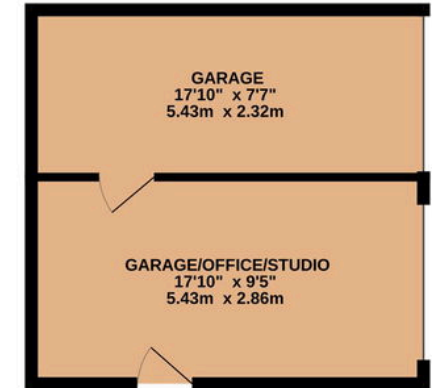
GROUND FLOOR  
916 sq.ft. (85.1 sq.m.) approx.



1ST FLOOR  
531 sq.ft. (49.3 sq.m.) approx.



OUTBUILDING  
309 sq.ft. (28.2 sq.m.) approx.



TOTAL FLOOR AREA : 1750 sq.ft. (162.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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