

oakheart

£375,000

Offers Over
Laurel Close, Thurston

Nestled in the charming locale of Laurel Close, Thurston, this stunning detached family home offers a perfect blend of modern living and comfort. With three well-proportioned bedrooms, a wealth of extended ground floor living accommodation and a stylish bathroom, this property is ideal for families seeking space to grow and enjoy together!

As you enter, you are greeted by two inviting reception rooms, including a living room that boasts a delightful log burner and elegant herringbone laid flooring, creating a warm and welcoming atmosphere. The heart of the home is undoubtedly the generous

open-plan kitchen and dining area, which seamlessly connects to a large conservatory extension at the rear. This bright and airy space is perfect for entertaining or simply enjoying family time, enhanced by the comfort of air conditioning. It enjoys views over the well tended garden and patio and brings a wealth of natural light to the property.

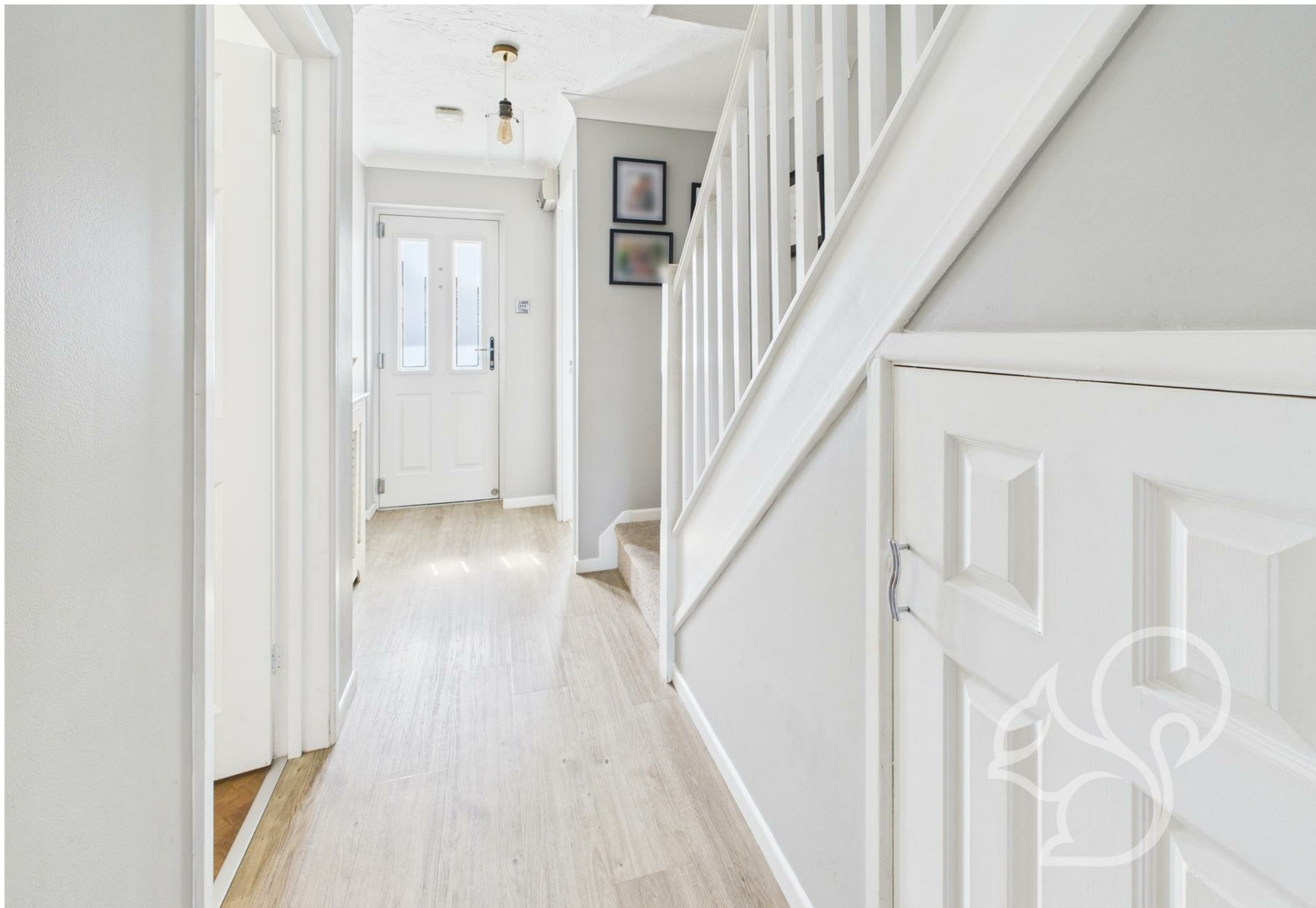
The kitchen is a sizeable space that is perfect for the family to enjoy together and may suit those who enjoy entertaining. The utility room adjoins the kitchen providing a handy space for bulky white goods keeping the kitchen clear for maximum storage uses. On the first floor there are three well appointed bedrooms that are serviced by a

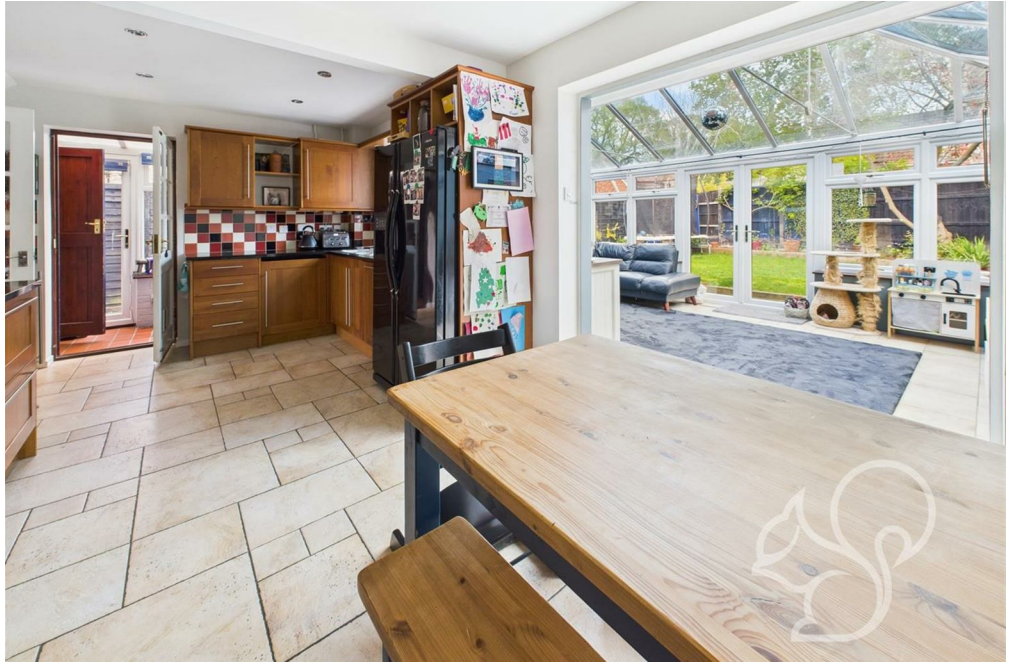
neatly presented family bathroom.

The property also features ample parking on the shingled driveway with the added bonus of a garage, making it convenient for families with multiple cars or vehicles. The location is particularly advantageous, as it is within walking distance to Thurston train station, providing easy access to Bury St Edmunds, Cambridge and Ipswich.

This beautiful modern family house is not to be missed to call to arrange your viewing today!











Ground Floor



Floor 1

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Approximate total area[®]

115.92 m²
1247.76 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Local Authority:

Tenure:
Freehold

Council Tax Band:
D

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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