

oakheart



£400,000

Guide Price

Lady Road, Thurston





**\*\*GUIDE PRICE £400,000 to £425,000\*\*** This modern five bedroom semi-detached home is situated in the popular village of Thurston. Offering a perfect blend of countryside tranquillity and excellent connectivity, the village is home to a range of local amenities, good schools, and a train station that provides easy access to Bury St Edmunds and Cambridge, making it an ideal location for both families and commuters.

Upon entering the property, you are greeted by a light and airy entrance hall where you will find access to a convenient ground floor cloakroom. At the front of the property is a generous lounge that offers a welcoming space for relaxation, whilst to the rear of the property the spacious kitchen/diner

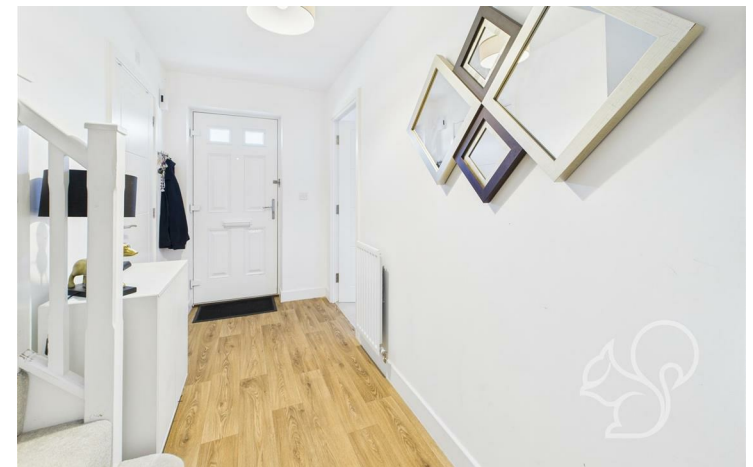
provides an excellent area for family meals and entertaining, complete with French doors opening directly onto a well-maintained garden.

The first floor accommodates four well-proportioned bedrooms, including one with its own en-suite shower room, whilst a modern family bathroom serves the remaining rooms. On the second floor, the spacious master bedroom provides a private retreat, complete with its own en-suite shower room, offering a peaceful sanctuary away from the rest of the home.

The rear garden is a good size and is mainly laid to lawn, with a patio area to the side. Additionally, to the side of the property, the current owners have

positioned a garden shed, kept out of view of the main garden. The side access gate is another convenient feature.

The property also benefits from allocated parking for up to three vehicles, making it perfect for families with multiple cars. With its spacious layout, modern finishes and fantastic location, this home offers the ideal combination of modern living and convenience, making it an excellent choice for anyone seeking a comfortable and well-connected family home.



















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Approximate total area<sup>m</sup>

123.2 m<sup>2</sup>

1326 ft<sup>2</sup>

Reduced headroom

0.3 m<sup>2</sup>

3 ft<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:

Tenure:

Freehold

Council Tax Band:

E

### Energy Efficiency Rating

|                                             | Current   | Potential               |
|---------------------------------------------|-----------|-------------------------|
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           | <b>94</b>               |
| (81-91) <b>B</b>                            | <b>85</b> |                         |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| <b>England &amp; Wales</b>                  |           | 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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