



Norton Road, Thurston

Sheridans



Norton Road, Thurston IP31 3PB

Guide Price £400,000

Welcome to 9 Norton Road, a charming detached property located in the highly desirable village of Thurston. This home is conveniently situated within walking distance of the nearby high school, making it an ideal choice for families. The property is in good decorative order.

Upon entering, you are welcomed by a spacious hallway that leads to various living areas. The boot room and cloakroom provide practical storage solutions for busy households. The sitting room is a bright and inviting space, featuring a large front window and rear doors that open onto the garden.

Adjacent to the sitting room, the dining room offers a lovely space for family meals and entertaining guests. The snug provides a cozy retreat and leads directly into the recently fitted kitchen/breakfast room. This modern kitchen is complete with integrated appliances, a range cooker, and a door that opens to the back garden.

The master bedroom boasts built-in storage, providing ample space for your belongings. Three additional bedrooms offer flexibility for family, guests, or a home office. The family bathroom is well-appointed and serves all bedrooms.

Outside, the property features a good-sized garden facing north. The double garage and off-road parking for four vehicles add to the convenience of this home.

Outside

The delightful large front garden is a real feature of this property. The front garden is mainly laid to lawn with flower beds, mature

shrubs, a path and steps to the front door. Behind the property is a large double garage with off road parking for four vehicles. The rear garden has a large patio area to the side which is perfect for alfresco dining and the garden is mostly laid to lawn.

Locations

This lovely property is located in the popular village of Thurston which has many amenities including a well-regarded community college, primary school, excellent shop/post office, garage with shop, cycle route to Bury St Edmunds, two public houses, community centre, village hall and church. Thurston has its own rail station and the village is situated within four miles of the historic market town of Bury St Edmunds. Excellent access is gained to the A14 dual carriageway linking the East coast ports, Cambridge and London via the M11 motorway, and access to Stowmarket with its main line link to London.

Directions

From the direction of the A14 dual carriageway and Bury St Edmunds, take the turning signposted Thurston, Beyton and Tostock. At junction 45, exit toward Gt Barton/Rougham Ind Est's. At the roundabout, take the 3rd exit onto Sow Ln. At the roundabout, take the 2nd exit and stay on Sow Ln. Turn right to stay on Sow Ln. Turn right at Mount Rd, turn left onto Fishwick Cor. At the roundabout, take the 1st exit onto Barton Rd. Turn right onto Norton Rd. Destination will be on the left. Norton Road, Thurston, Bury Saint Edmunds IP31 3PB, UK

Services

Mains electricity, gas, drainage and water. Heating - Gas heating
Council Tax: Mid Suffolk Band: D
Broadband speed: Up to 1000 mbps available (Source Ofcom)

- Detached property set in the popular village of Thurston
- Hallway
- Cloakroom
- Sitting room with front window and rear doors leading to the garden
- Dining room
- Snug leading to the kitchen
- Recently fitted Kitchen/breakfast room with integrated appliances and range cooker
- Four bedroom property
- Family bathroom
- Double garage and off road parking for four vehicles

Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

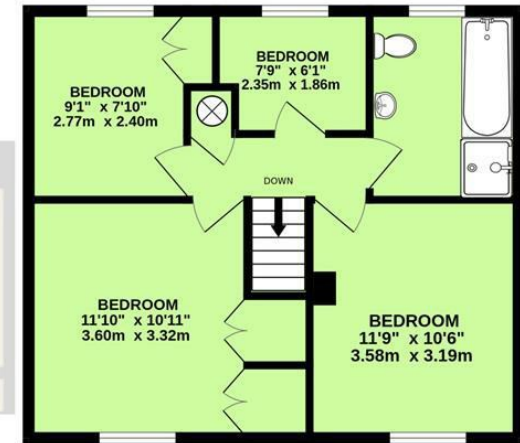
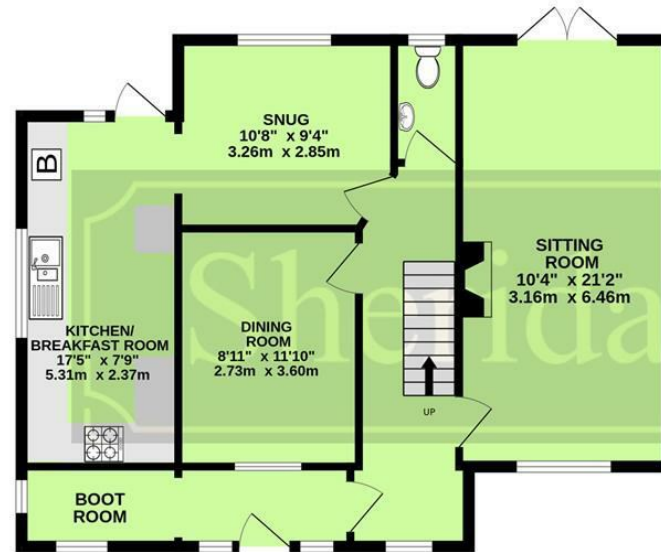
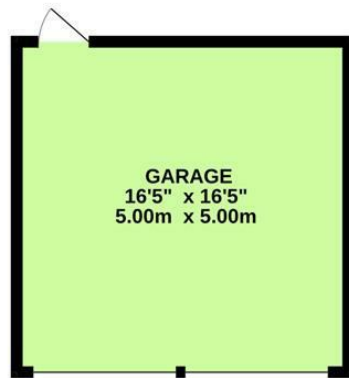
Flood Risk: Very low risk

EPC Rating: D



GROUND FLOOR

1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

Sheridans Estate Agents

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