



**Maltings Garth, Thurston, Bury St. Edmunds**

**Sheridans**







# Maltings Garth, Thurston, Bury St. Edmunds IP31 3PP

Guide Price £450,000

Spacious and much improved detached 5 bedroom family home with views across an open green within the thriving village of Thurston.

Built about 55 years ago of traditional brick construction beneath a tiled roof and much improved and updated in more recent years for the present owners, this impressive detached home offers spacious accommodation possessing a delightful light and airy atmosphere, whilst enjoying a delightful setting affording views across a large green and situated a short stroll to the excellent local facilities.

Benefitting from gas fired radiator central heating and double glazing, the well presented accommodation currently in brief comprises an extended entrance hall with window to front, tiled floor and stairs off to first floor. A door leads to a spacious sitting room, with fireplace with wood burner and large windows to front and side overlooking the green. French doors lead to the large open plan kitchen/dining room, fitted with an extensive range of units complemented by built appliances and with door to hall and to the conservatory, with French doors to garden and door to garaging. Two versatile ground floor bedrooms both with fitted double wardrobes are served by a shower room, completing the ground floor accommodation.

On the first floor is a landing with two double built in wardrobe cupboards and further cupboard containing the gas fired boiler. The large principal bedroom has two large eaves storage cupboards and further double wardrobe cupboard and the two remaining bedrooms have windows overlooking the gardens and

green beyond and the family bathroom completes the first floor accommodation.

## Outside

The house is approached along a block paved driveway, providing plenty of vehicle parking and access to the adjoining double garaging. The gardens are a particular feature situated to the front, side and rear and are mostly laid to lawn with flower and shrub borders. Within the private rear garden is a large timber shed and a paved terrace beneath a timber pergola, creating an ideal area for outdoor entertaining and al-fresco dining.

## Location

Thurston is a popular and well-served village with amenities including a well-regarded primary and secondary school, Co op shop, post office, pharmacy, garage, rail station and public house. The village is situated within 5 miles of the historic market town of Bury St Edmunds and provides excellent access to the A14 Dual Carriageway, linking to Cambridge and London via the M11 Motorway. The nearby market town of Stowmarket has a main line rail link to London Liverpool Street Station.

## Directions

When travelling towards Great Barton along Barton Road in the centre of the village, turn left into Heath Road. Follow the road and turn left into Maltings Garth, where the property will be found further on the right opposite the large pen green. what3words [///lease.branded.universes](#)

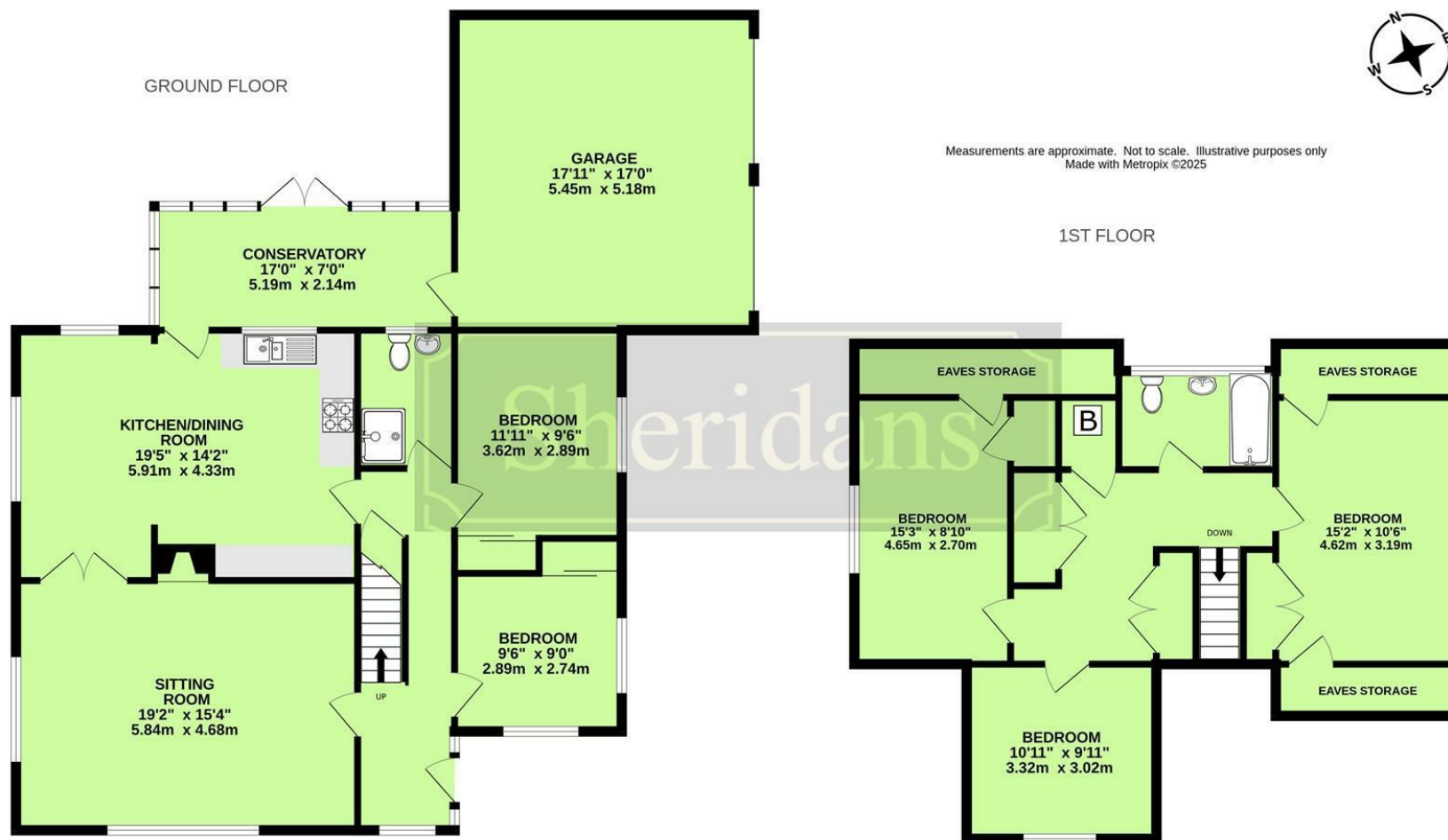
## Services

All mains services are connected.  
Council Tax - Mid Suffolk - Band E.

- Spacious well presented 5 bedroom home in delightful setting
- Well tendered front, side and rear gardens
- Open views across a large green
- Parking for several vehicles, double garaging
- Much improved and updated
- Sitting room with fireplace and stove
- Kitchen/dining room
- Conservatory
- Five bedrooms
- Bathroom, shower room

Broadband speed: Up to 80 mbps available (Source Ofcom)  
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)  
Flood Risk: Very Low Risk





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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