

# BUCKS

PROPERTY AGENTS



1 Robin Close, Thurston, Bury St. Edmunds, IP31 3TP

Offers Over £400,000

- Four Bedroom
- Two Reception Rooms
- Utility Area
- UVPC Windows
- Single Garage And Off Road Parking For Two Vehicles
- Detached House
- En-Suite To Master Bedroom
- Conservatory
- Gas Radiator Central Heating
- No Upward Chain



# 1 Robin Close, Bury St. Edmunds IP31 3TP

Located in the charming village of Thurston, Bury St. Edmunds, this delightful detached house on Robin Close offers a perfect blend of comfort and modern living. With four spacious bedrooms, including a master suite complete with an en-suite bathroom, this property is ideal for families seeking both space and privacy. The house boasts two inviting reception rooms, providing ample space for relaxation and entertaining. The addition of a conservatory allows for an abundance of natural light, creating a warm and welcoming atmosphere throughout the home. A well-appointed utility area enhances the practicality of daily living, making chores more manageable. For those with vehicles, the property features a single garage along with off-road parking for up to three vehicles, ensuring convenience for residents and guests alike. The surrounding area is peaceful, making it a perfect retreat from the hustle and bustle of city life while still being within easy reach of local amenities. This house offers no upward chain, providing you with the flexibility to move in hassle free.

This property is not just a house; it is a home that offers a wonderful lifestyle in a sought-after location, within Thurston village is set in the beautiful Suffolk countryside with a range of amenities such as local business, cafe, co-op, school and is only 4 miles away from the historical town of Bury St Edmunds that offers something for everyone as well as its own railway station with main links to London Liverpool Street, Bury St Edmunds, Cambridge and Ipswich. There is also easy access to the A14 corridor. With its generous living spaces and thoughtful design, it is an opportunity not to be missed. Whether you are looking to settle down or invest, this residence on Robin Close is sure to impress.



Council Tax Band: E



### Entrance Hall

With tiled floor and radiator.

### Sitting Room

16'7" x 12'10"

With bay window to front and window to side filling the room with natural light, TV pint, oak floor and two radiators.

### Dining Room

9'8" x 9'7"

With patio doors leading to conservatory, oak floor and radiator.

### Conservatory

With windows all around and French doors leading to rear garden ideal for indoor/outdoor entertaining and tiled floor.

### Kitchen

9'8" x 9'4"

With window to rear, range of high and low units, stainless steel corner sink and drainer, tiled splashbacks, gas hob with extractor hood and fan, electric oven, understairs cupboard, tiled floor and radiator.

### Utility Area

16'2" x 5'2"

With window to side, door leading to outside and door leading to single garage, low units and drawers, stainless steel sink and drainer, space for fridge freezer, plumbing for washing machine, space for tumble dryer, boiler on the wall and radiator.

### Cloakroom

With window to front, low level W/C, basin in vanity unit, tiled floor and radiator.

### First Floor Landing

With window to front, shelved airing cupboard housing hot water tank, loft access to boarded loft and loft ladder and radiator.

### Bedroom One

12'11" x 10'3"

With window to front, two built-in double wardrobes and radiator.

### En-Suite

7'10" x 7'5"

With window to side, corner shower cubicle, low level W/C, basin in vanity unit, tiled splashbacks, shaver point, vinyl floor and heated towel rail.

### Bedroom Two

10'5" x 8'7"

With window to rear, built-in wardrobe and radiator.

### Bedroom Three

9'8" x 8'9"

With window to front, built-in wardrobe and radiator.

### Bedroom Four

8'2" x 6'3"

With window to rear, built-in wardrobe and radiator.

### Bathroom

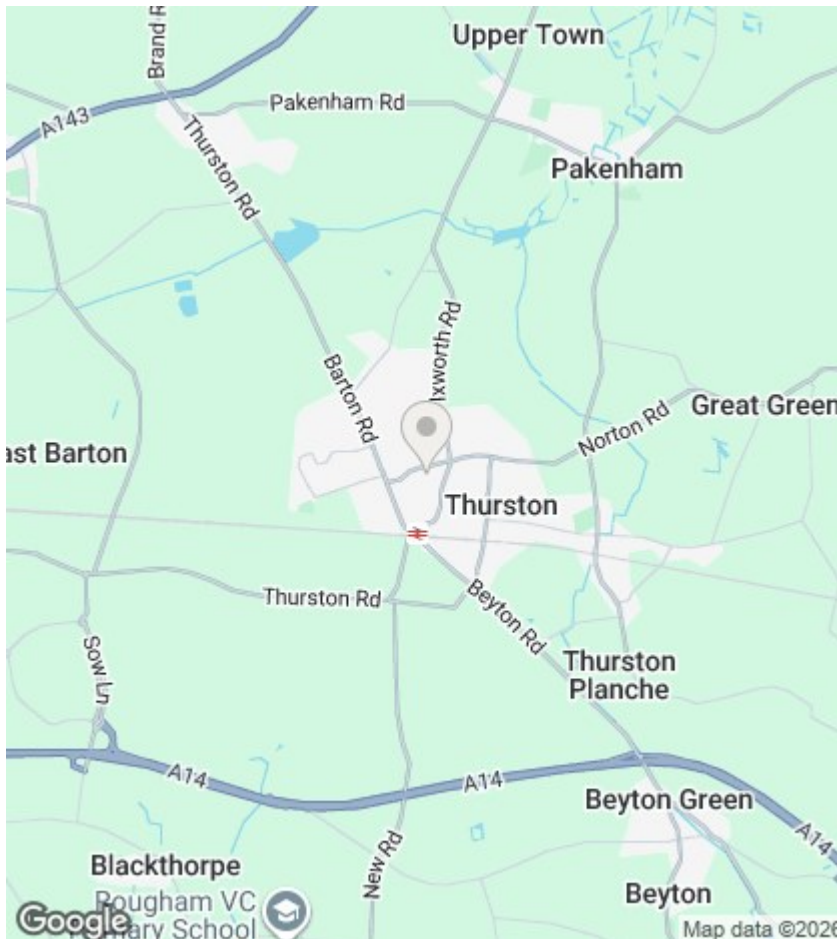
10'7" x 8'0"

With window to rear, P bath with shower over, shower screen, low level W/C, basin in vanity unit, tiled splashbacks, vinyl floor and heated towel rail.

### Outside

To the front of the property is a brickweave driveway leading to the front door with storm porch, additionally providing off road parking for two vehicles and leading to a single garage with up and over door with power and light connected and lawn. To the rear of the property is a rear garden comprising of patio area ideal for outside entertaining, lawn, shrubs and trees, shed and for privacy and seclusion is fenced and hedged all around.





## Directions

Market Place, Stowmarket IP14 1DT, UK Head north on Market Pl towards Tavern St/B1115 Turn right at the 1st cross street onto Station Rd W/B1115 Turn left onto Gipping Way/A1308 Go through 1 roundabout At the roundabout, take the 2nd exit onto Tot Hill/A1308 At Tot Hill Jct, take the 2nd exit Continue onto A1308 At Tot Hill Jct, take the 1st exit onto the A14 slip road to Bury/St Edmunds Merge onto A14 At junction 46, exit towards Beyton/Thurston Continue onto Tostock Rd Turn right onto The Green Continue onto Thurston Rd Continue onto Beyton Rd Turn right onto Fishwick Cor At the roundabout, take the 2nd exit onto Station Hill Turn left onto Norton Rd Turn left onto Wren Cl Turn right onto Robin Cl Destination will be on the left Arrive: Robin Close, Thurston, Bury Saint Edmunds IP31 3TP, UK

## Viewings

Viewings by arrangement only.

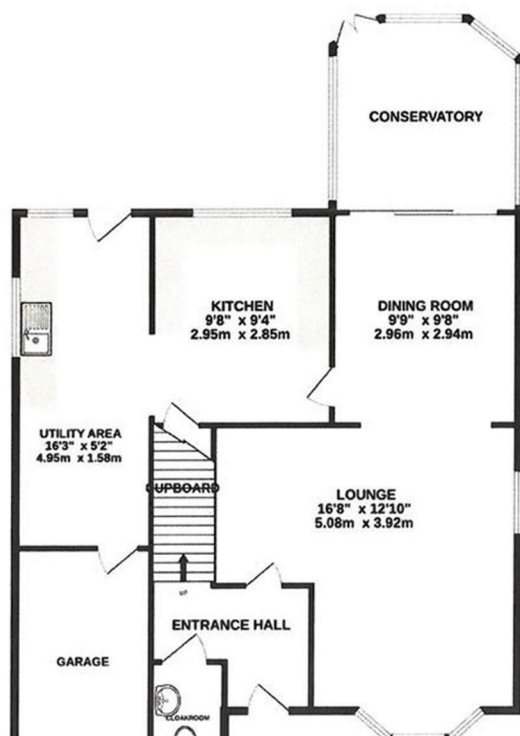
Call 01449614700 to make an appointment.

## EPC Rating:

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	69	
(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		
England & Wales		EU Directive 2002/91/EC

GROUND FLOOR



1ST FLOOR

