



Laurel Close, Thurston, Bury St. Edmunds, IP31 3NZ

£284,995





## DRAFT DETAILS

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We are pleased to present: A well presented and improved modern semi-detached house, in well-served village, East of Bury St Edmunds, convenient for the centre, station and A14. Hall, Cloakroom, Lounge, Kitchen/Dining Room, 3 Bedrooms, Bathroom, Good Size Rear Garden, Garage, Generous Parking, VIEW ASAP.

### DESCRIPTION

This modern property presents with brick elevations and a tiled roof. It has benefitted from improvements in recent years, with works including refurbishing the Cloakroom and Bathroom, re-plastering the ceilings and fitting LED downlights, and installing Oak finish internal doors. This property, which is located conveniently for schooling, nearby shops and the station, would suit first-time buyers, a family, or investment purchaser. The current owners have found a new-build property, and therefore, we would recommend viewing at the earliest opportunity.

### DIRECTIONS

From Bury St Edmunds, proceed along the A14 towards Stowmarket. After about 1 mile, turn off, signposted to Great Barton and Thurston, and at the roundabout, take the third exit. At the next roundabout, take the second exit, and continue to the junction, turning right towards Thurston. Proceed along towards the village, and turn left, signposted to Thurston and the station. Continue under the railway bridge, and at the mini-roundabout take the second exit into Station Hill. Take the second turning left into Laurel Close, where the property is located on the left.





## HALL

Approached via a UPVC part glazed front door. Wood laminate floor, stairs to first floor, LED downlights, radiator.

## CLOAKROOM 5'8" X 3'0" (1.73M X 0.91M)

White suite comprising wc, vanity wash basin with mixer tap, part tiled walls, wood laminate floor, LED downlights, consumer unit, chrome vertical radiator/towel rail, UPVC frosted window to front.

## LOUNGE 14'11" X 11'5" (4.55M X 3.48M)

The focal point being a feature wall with inset modern crystal-effect electric fire, recess for large flat-screen TV, and display/soundbar recess, built-in understairs storage cupboard, TV point, telephone point, LED downlights, radiator, UPVC window to front. Door to:

## KITCHEN/DINING ROOM 15'0" X 8'9" (4.57M X 2.67M)

Range of off-white base and wall mounted units, work surfaces, tiled splashbacks, inset single drainer sink unit with mixer tap, inset Bosch gas hob with cooker hood over, built-in Bosch electric oven/grill, space for fridge and freezer, plumbing for washing machine, plumbing for dishwasher, wall mounted gas boiler, LED downlights, radiator, UPVC window to rear, UPVC sliding patio door to rear garden.

## FIRST FLOOR LANDING

Attractive oak handrail and and glass balustade, built-in airing cupboard housing hot water tank, access to loft space with ladder and light, LED downlights, UPVC window to side.

## BEDROOM 1 11'0" TO WARDROBES X 8'2" (3.35M TO WARDROBES X 2.49M)

Built-in full room-width wardrobes, LED downlights, TV aerial, radiator, UPVC window to front.

## BEDROOM 2 9'3" X 7'11" (2.82M X 2.41M)

Built-in double wardrobe, LED downlights, TV aerial, radiator, UPVC window to rear.

## BEDROOM 3 7'9" X 6'9" (2.36M X 2.06M)

LED downlights, radiator, UPVC window to front.

## BATHROOM 6'11" X 5'6" (2.11M X 1.68M)

White suite comprising panelled bath with mixer shower attachment, glazed screen and separate shower controls, wc, pedestal wash basin with mixer tap, tiled splashbacks, extractor fan, chrome vertical radiator/towel rail, UPVC frosted window to rear.

## OUTSIDE

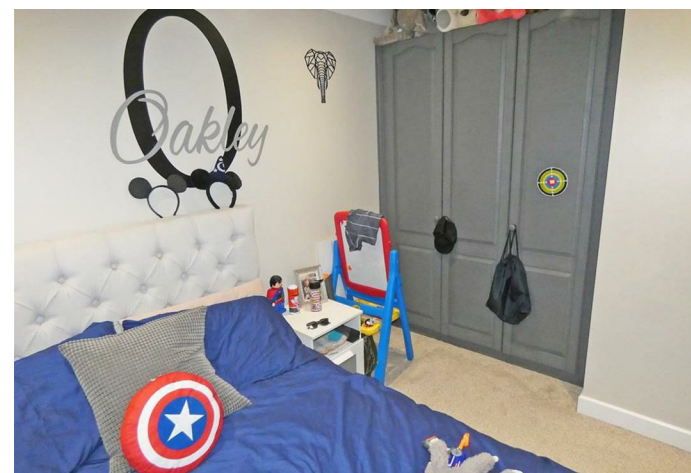
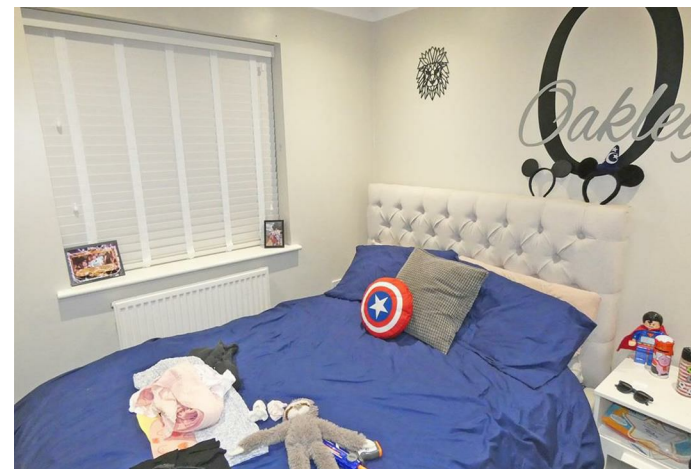
To the front, the open-plan garden area is laid to shingle and block paved driveway providing vehicular standing for two cars. This leads to a GARAGE: 16'7" x 8'7" (5.05m x 2.62m), with electrically operated up and over style door, consumer unit, power and light connected. A gate provides side access to the WEST-FACING rear garden. This is enclosed by fencing, being laid principally to lawn with borders, paved patio area with pergola, TIMBER SHED with external power socket, and outside water tap.

AGENT'S NOTE: One benefit of this particular area, being more established, is that there are no annual maintenance and management charges, unlike many newer developments.

AGENT'S NOTE: The vendor has informed us that mains gas, water, electricity and drainage are connected. The council tax band is understood to be Band C.

## THURSTON & AREA

Thurston is about 4 miles East of Bury St Edmunds, located just north of the A14. Having a thriving community, it is well-served with a wide range of shops and amenities, including a Post Office/General Store, CoOp store, Primary School, Nursery School, Community College, numerous Sports Clubs, two Public Houses, Pharmacy, Garage with Shop, Butchers, Library, Hair Salons, Veterinary Surgery, Fish and Chip Shop, Sandwich Shop/Deli, Coffee Shop and St Peter's Church. The busy Community Centre offers many





social and sports clubs. The village has its own railway station, and the nearby town of Stowmarket has a mainline link to London's Liverpool Street, via Ipswich, in approximately 80 minutes. Alternatively, nearby Bury St Edmunds offers a rail link to London's King's Cross, via Cambridge, in about 140 minutes.

East Coast and the A12 are all readily accessed by heading east.

#### **OFCOM BROADBAND AND MOBILE**

<https://checker.ofcom.org.uk/>

#### **BURY ST EDMUNDS & AREA**

Sitting amidst beautiful countryside, Bury St Edmunds is an historic town and the second largest in Suffolk. Surrounded by many picturesque villages, some of which offer good local amenities, it offers a wide range of cultural, educational and recreational facilities.

Features of particular note include St Edmundsbury Cathedral with its Millenium Tower, the famous Abbey Gardens with the original ruins and The Georgian Theatre Royal, which has recently been the subject of a restoration programme and The Apex, a live performance venue for concerts, comedy and dance, together with a contemporary art gallery. In addition, there are two cinemas, one of which is a multi-screen complex and a sports centre.

Bury St Edmunds and the surrounding villages boast excellent schools and further education is catered for at the West Suffolk College.

The town benefits from extremely good shopping facilities with a twice weekly market and a wide range of independent traders, national chains, five supermarkets and the arc shopping centre, opened in 2009. In addition, there are many pubs and restaurants which cater for a variety of tastes.

#### **TRANSPORT LINKS**

The A14 dual carriageway heading west from Bury St Edmunds provides easy access to Newmarket, Cambridge, the Midlands, Stansted Airport and London, via the M11. Stowmarket and Ipswich, both with direct rail links to London's Liverpool Street, the










FLOORPLAN



## ENERGY PERFORMANCE CERTIFICATE

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>71</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	



**Bury St Edmunds**  
**Suffolk IP30 9UH**

**Bury St Edmunds Area: 01284 769 691**

**Elmswell Area: 01359 256 821**

**Mid Suffolk Area: 01449 737 706**

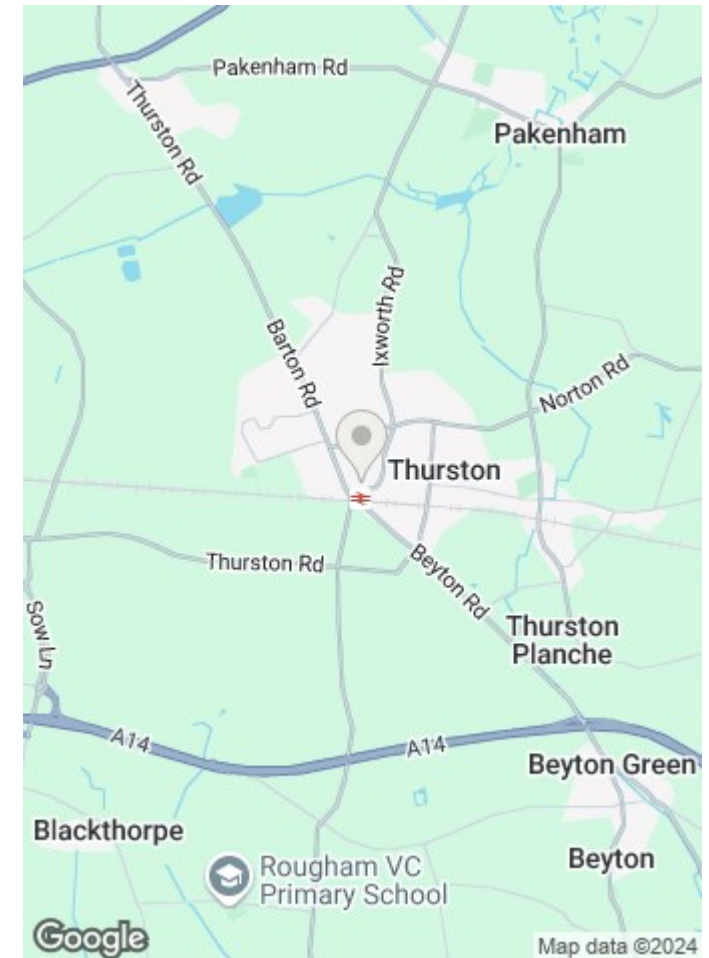
**Mobile: 07803 138 123**

**Email: [info@coakleyandtheaker.co.uk](mailto:info@coakleyandtheaker.co.uk)**

**[www.coakleyandtheaker.co.uk](http://www.coakleyandtheaker.co.uk)**

## PROPERTY SUMMARY

- **THURSTON**
- **HALL**
- **CLOAKROOM**
- **LOUNGE**
- **KITCHEN/DINING ROOM**
- **3 BEDROOMS**
- **BATHROOM**
- **WEST-FACING REAR GARDEN, GARAGE, GENEROUS PARKING**
- **GAS FIRED RADIATOR HEATING, UPVC DOUBLE GLAZING**
- **POPULAR AREA IN WELL-SERVED VILLAGE, CONVENIENT FOR STATION AND A14, EARLY VIEWING ADVISED**



## VIEWING:

**Strictly by appointment with Coakley & Theaker**

**ZOOPLA** **rightmove** **PrimeLocation.com**



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i) The seller has agreed that these particulars are correct and an accurate description of their property. However, if there is any point which is particularly important to you, please contact the office and we will be pleased to check the information for you, especially if you are contemplating travelling some distance to view the property. ii) These particulars are for guidance purposes only. Most photographs are taken with a wide-angle lens. Contents, fixtures and fittings shown in photographs are not included unless specified. iii) The Agent has not tested any apparatus, equipment, fixtures and fittings or services and cannot verify that they are in working order or fit for the purpose. References to the tenure of the property are based on information supplied by the seller. The Agent has not had sight of the title document. Buyers are advised to obtain verification from their solicitor or surveyor about any of the above points.

General Data Protection Regulations (GDPR) Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.