

Lapwing Close, Thurston, Bury St. Edmunds, IP31 3PW

£280,000



DRAFT DETAILS

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£280,000

We are pleased to present: An established modern semi-detached house, in well-served village, East of Bury St Edmunds, convenient for the centre, station and A14. Entrance Porch, Hall, Lounge, Re-fitted Kitchen/Dining Room, 3 Bedrooms, Re-fitted Bath/Shower Room, Front & Good Size Rear Garden, Garage, Generous Parking, NO CHAIN, VIEW ASAP.

DESCRIPTION

This established modern property presents with brick elevations and a tiled roof. It has benefitted from improvements in recent years, with works including opening up the downstairs rooms, resulting in a super living, dining and kitchen area, re-fitting the Kitchen and Bathroom, and installing a new gas boiler and radiators. This property, which is located conveniently for schooling, nearby shops and the station, would suit first-time buyers, a family, or investment purchaser. The property is chain-free, 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 first exit onto Barton Road. Take the first turning right into Norton Road, and then right again into Howes Avenue. Take the second right turning into Lapwing Close, where the property is located at the end of the road, facing you.

ENTRANCE PORCH

UPVC and glazed construction, with UPVC glazed door and side panel to:

HALL

Tile-effect floor, stairs to first floor, with understairs storage cupboard housing replacement consumer unit, telephone point, radiator.

LOUNGE 12'8" X 11'3" (3.86M X 3.43M)

TV point, radiator, UPVC window to front. Open plan to:

KITCHEN/DINING ROOM 17'5" X 8'4" (5.31M X 2.54M)

Re-fitted with range of light oak 'Shaker' style base and wall mounted units, work surfaces, tiled splashbacks, inset Franke 1 1/2 bowl stainless steel single drainer sink unit with 'Swan-neck' style mixer tap, inset 5-burner gas hob with stainless steel and glass cooker canopy

over, built-in electric oven/grill, plumbing for dishwasher, space for fridge and freezer, concealed lighting, glazed display cabinet, pull-out larder cupboard, tile-effect floor, radiator, UPVC window to rear, UPVC glazed double doors to:

CONSERVATORY 12'8" X 11'2" (3.86M X 3.40M)

UPVC and glazed construction, wood laminate floor, plumbing for washing machine, radiator, UPVC part glazed door to rear garden.

FIRST FLOOR LANDING

Access to loft space housing gas combination boiler, radiator, UPVC window to side.

BEDROOM 1 9'9" X 9'4" + RECESS (2.97M X 2.84M + RECESS)

Two built-in double wardrobes, TV point, UPVC window to rear.

BEDROOM 2 9'5" X 8'8" + RECESS (2.87M X 2.64M + RECESS)

Radiator, UPVC window to front.

BEDROOM 3 8'8" X 6'5" (2.64M X 1.96M)

radiator, UPVC window to front.

BATH/SHOWER ROOM 7'8" X 5'5" (2.34M X 1.65M)

Re-fitted with white suite comprising panelled bath with mixer shower attachment, tiled corner shower enclosure with shower controls, wc, pedestal wash basin with mixer tap, fully tiled walls, tiled floor, chrome vertical radiator/towel rail, UPVC frosted window to rear.

OUTSIDE

To the front, the open-plan garden area is laid to shingle. A driveway provides vehicular standing





for at least two cars, and leads to a GARAGE: 5.18m x 2.54m (17'0" x 8'4"), with up and over style door, consumer unit, power and light connected, and personal door to the side. A gate provides side access to the good size rear garden. This is enclosed by fencing, being laid principally to lawn with large paved patio, seating and play areas, and outside water tap.

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.

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

OFCOM BROADBAND AND MOBILE

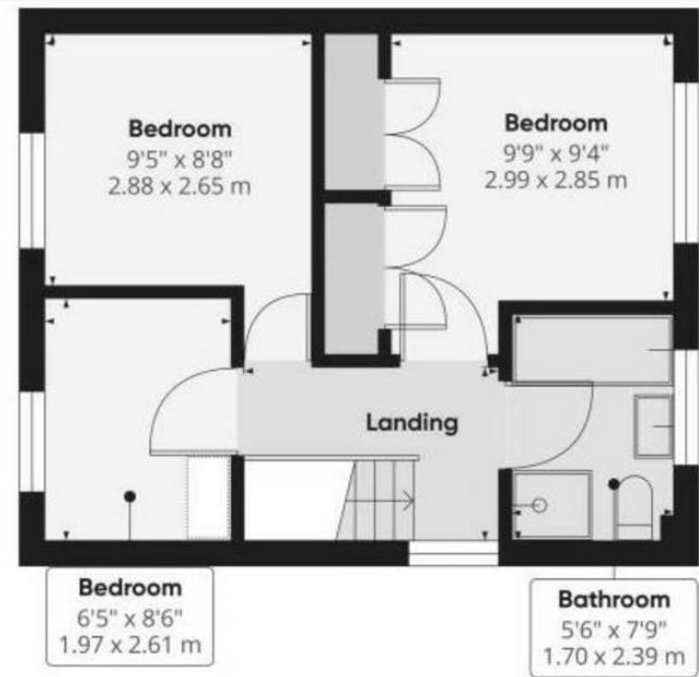
<https://checker.ofcom.org.uk/>








FLOORPLAN



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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

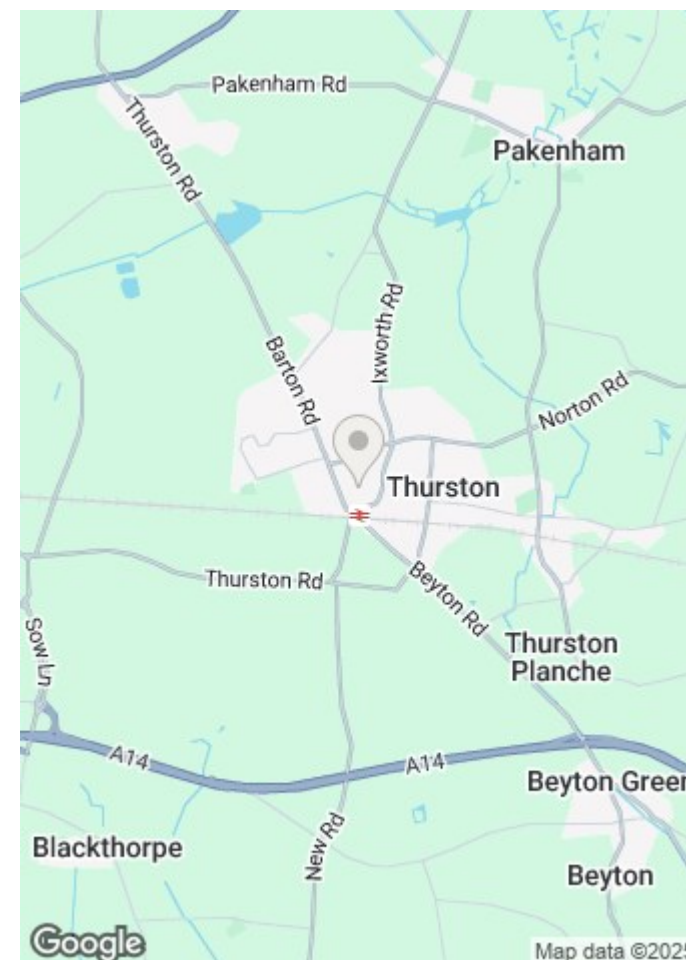
Mobile: 07803 138 123

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PROPERTY SUMMARY

- **THURSTON**
- **ENTRANCE PORCH, HALL**
- **LOUNGE**
- **RE-FITTED KITCHEN/DINING ROOM**
- **CONSERVATORY**
- **3 BEDROOMS**
- **RE-FITTED BATH/SHOWER ROOM**
- **FRONT & GOOD SIZE REAR GARDEN, GARAGE, GENEROUS PARKING**
- **GAS FIRED RADIATOR HEATING, UPVC DOUBLE GLAZING**
- **POPULAR AREA IN WELL-SERVED VILLAGE, CONVENIENT FOR STATION AND A14, NO CHAIN, EARLY VIEWING ADVISED**



VIEWING:

Strictly by appointment with Coakley & Theaker

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



Consumer Protection from Unfair Trading Regulations 2008 (CPRs) These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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.