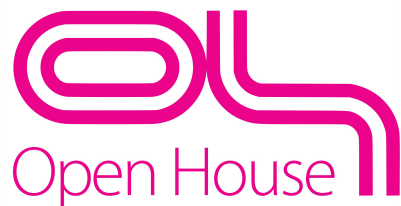




Ghent Field Circle, Thurston, Bury St Edmunds, IP31 3UP

£255,000



DRAFT DETAILS

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£255,000

We are pleased to present: A beautifully presented, modern 3-storey end-terraced townhouse, built in 2021, in well-served village East of Bury St Edmunds, near station and A14. Lobby, Lounge, Hall, Cloakroom, Kitchen/Dining Room, 3 Double Bedrooms - 1 En-Suite, Bathroom, 2 Parking Spaces, WEST-FACING Rear Garden, NO CHAIN, VIEW ASAP.

DESCRIPTION

This beautifully presented 3-storey property was built in 2021 by Persimmon Homes, and presents with brick elevations and a tiled roof. It incorporates some additional upgrades and extras, which the current vendors added, including upgraded Kitchen with integrated appliances, including slimline dishwasher, washer/dryer and fridge/freezer, additional tiling in the Bathroom, and fitted wardrobes/cupboards to the main Bedroom. This property, which is located conveniently for schooling, nearby shops and the station, would suit first-time buyers, a family, or investment purchaser, and has no chain, therefore, we would recommend viewing at the earliest opportunity.

We understand that there is the benefit of the remainder of a 10 year NHBC warranty.



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. Continue along into Ixworth Road, passing the Community College on the left and turn left into Double Road. Turn right into Ghent Field Circle, where the property is located on the left, overlooking an area of green, with children's play area.

ENTRANCE LOBBY

Approached via a composite part glazed front door. Tiled floor, consumer unit, radiator.

LOUNGE 14'8" X 11'11" (4.47M X 3.63M)

Built-in understairs storage cupboard, media plate, radiator, UPVC window to front.

INNER HALL

Stairs to first floor.

CLOAKROOM 4'8 X 3'7" (1.42M X 1.09M)

White suite comprising wc, pedestal wash basin with mixer tap, tiled splashbacks, wood effect vinyl floor, radiator, extractor fan.

KITCHEN/DINING ROOM 11'10" X 8'10 MAX (3.61M X 2.69M MAX)

Upgraded range of modern grey base and wall mounted units, work surfaces and matching upstand splashbacks, inset 1 1/2 bowl stainless steel sink unit with mixer tap, inset gas hob with stainless steel splashguard and stainless steel cooker canopy over, built-in electric oven/grill, integrated slimline dishwasher, integrated washer/dryer, integrated fridge/freezer, wood effect vinyl floor, cupboard

housing wall mounted gas combination boiler, radiator, UPVC window to rear, UPVC glazed double doors to rear garden.

FIRST FLOOR LANDING

Stairs to second floor, radiator.

BEDROOM 2 11'10" X 10'11" MAX (3.61M X 3.33M MAX)

Radiator, two UPVC windows to front.

BEDROOM 3 11'10 X 8'9" (3.61M X 2.67M)

Radiator, UPVC window to rear.

BATHROOM 7'4" X 5'6" (2.24M X 1.68M)

Modern white suite comprising panelled bath with mixer tap, wc, pedestal wash basin with mixer tap, fully tiled walls, vinyl floor, radiator, extractor fan, UPVC frosted window to side.

SECOND FLOOR LANDING

Built-in understairs storage cupboard.

BEDROOM 1 17'0" MAX X 8'5" (5.18M MAX X 2.57M)

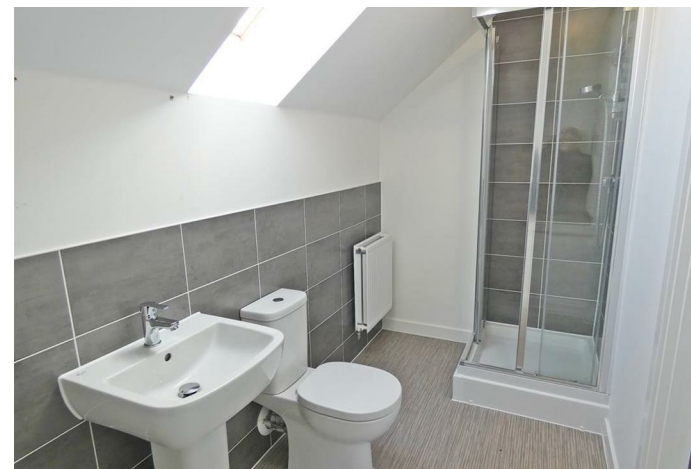
Sloping ceiling. Three built-in wardrobe/cupboards, loft access, radiator, UPVC dormer window to front.

EN-SUITE 11'1" X 4'11" MAX (3.38M X 1.50M MAX)

Sloping ceiling. White suite comprising tiled shower enclosure with shower controls, wc, pedestal wash basin with mixer tap, tiled splashbacks, built-in storage cupboard, vinyl floor, radiator, rooflight to rear.

OUTSIDE

To the front the property overlooks a green area with children's play area. The small open-plan garden is laid to shingle, with a pathway to the front door. Immediately in front of the property there are two allocated spaces, and there is a visitor's parking bay to the front. A gate provides side access to the WEST-FACING rear garden. This is enclosed by fencing, being laid principally to lawn with generous paved patio area, external power socket, shed base and outside





water tap.

AGENT'S NOTE: As is common with many new developments, we understand that there is currently a maintenance charge of about £260.00 per annum, which is subject to confirmation, as it hasn't yet been instigated, and which covers upkeep of the development grounds, private driveways and play area.

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.

OFCOM BROADBAND AND MOBILE

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






FLOORPLAN



Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.

ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(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

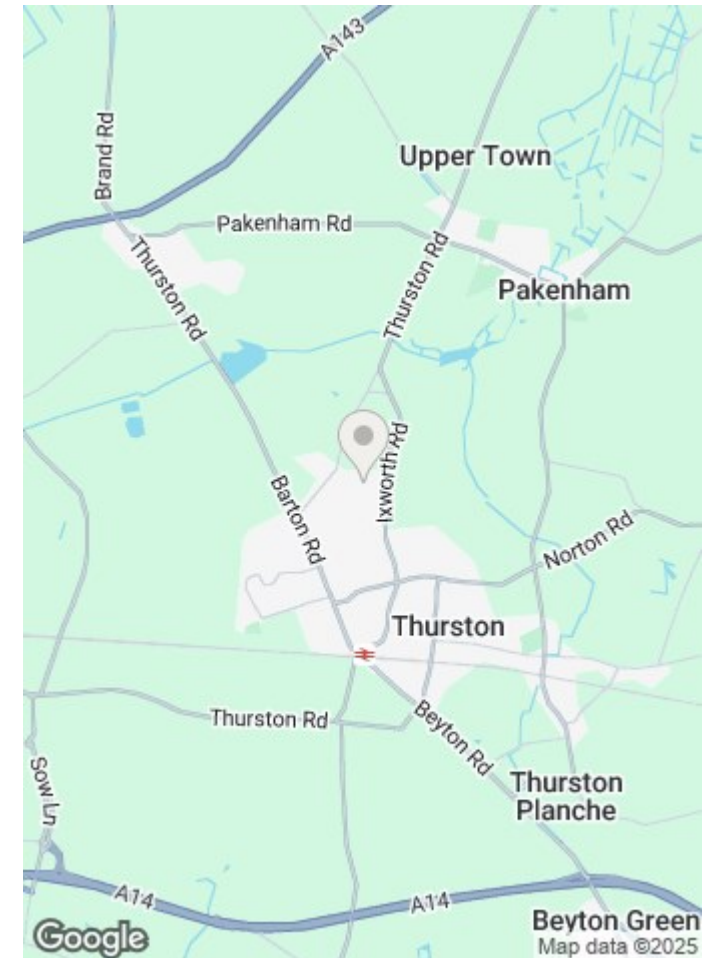
Mobile: 07803 138 123

Email: info@coakleyandtheaker.co.uk

www.coakleyandtheaker.co.uk

PROPERTY SUMMARY

- THURSTON
- ENTRANCE HALL
- LOUNGE
- INNER HALL
- CLOAKROOM
- KITCHEN/DINING ROOM
- 3 DOUBLE BEDROOMS - 1 EN-SUITE, BATHROOM
- FRONT OVERLOOKS GREEN, WEST-FACING REAR GARDEN, 2 PARKING SPACES
- UPVC DOUBLE GLAZING & ROOFLINE, GAS FIRED RADIATOR HEATING
- POPULAR DEVELOPMENT IN WELL-SERVED EASTERN VILLAGE, CONVENIENT FOR TRAIN STATION & A14, BUILT IN 2021, REMAINDER OF 10 YEAR NHBC WARRANTY, FTB/FAMILY/INVESTMENT, NO CHAIN, VIEW ASAP



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.