



Sandpit Lane, Thurston, Bury St. Edmunds, Suffolk, IP31 3SD

£620,000 Freehold



A stunning period detached cottage located in the village centre which has been sympathetically restored and extended to create a delightful family home. Combining original features and a modern contemporary open plan kitchen extension this home is bound to impress with the setting and overall presentation. The flexible accommodation offers four reception rooms and four bedrooms plus two bathrooms, utility and boot room. A purpose built double garage with driveway and an enclosed private garden makes this an ideal individual home. Viewing essential!

Entrance Hallway

12' 3" x 5' 10" (3.73m x 1.78m)

Radiator, open to dining room and sitting room. Stairs to first floor landing.

Sitting Room

12' 1" x 11' 11" (3.68m x 3.63m)

An attractive room with log burner, exposed beam across chimney breast and tiled hearth. Exposed ceiling beam. Window to front, radiator.

Kitchen

18' 5" x 13' 5" (5.61m x 4.09m)

A stunning contemporary kitchen with a vaulted ceiling with exposed wooden beam. Featuring a well designed range of wall and base, cupboard and door units with a central island and breakfast bar. Induction hob, double eye level oven, integrated large fridge and integrated large freezer. Built in bin storage drawer, integrated dishwasher and integrated wine cooler. Composite sink and half with drainer and mixer tap. Fully tiled flooring, recessed ceiling lights with pendant lighting. Triple bi-fold doors out to the garden, skylight and window to rear. Wet/central underfloor heating with thermostatic control. Open to snug area.

Snug

10' 0" x 9' 3" (3.05m x 2.82m)

Providing an ideal sitting area open to the kitchen with vertical radiator and thermostat. Recessed ceiling lighting with dimmer switch.

Dining Room

12' 0" x 11' 11" (3.65m x 3.63m)

Feature fireplace with slate effect chimney breast. Exposed ceiling beams and hardwood floor. Window to front and radiator.

Study

9' 2" x 8' 1" (2.79m x 2.46m)

Cupboard housing boiler with thermostat, built-in shelves and recessed ceiling lighting. Window to front, radiator.

Inner Hall

14' 3" x 8' 1" (4.34m x 2.46m)

Vertical Victorian style radiator, exposed brick walls and sliding barn-style oak door. Door to garden, steps up into dining room and entrance hallway.

Utility Room

7' 7" x 5' 11" (2.31m x 1.80m)

A good range of wall and base floor to ceiling cupboard units. Vertical Victorian style radiator, stainless steel sink and drainer with mixer tap. Cupboard housing stacked space & plumbing for a washing machine and tumble dryer. Partly tiled walls and motion sensor activated recessed ceiling lights.

Ground Floor Bathroom

7' 10" x 5' 7" (2.39m x 1.70m)

Bath, wash basin in vanity unit with storage and WC. Fully tiled walls and flooring. Electric underfloor heating. Dual fuel towel radiator, motion activated recessed ceiling lighting and window to rear.

First Floor Landing

6' 6" x 4' 0" (1.98m x 1.22m)

Recessed ceiling lighting and loft access hatch.

Bedroom 1

12' 1" x 10' 3" (3.68m x 3.12m)

A large double room with window to front and radiator. Wall mounted lighting.

Bedroom 2

12' 0" x 9' 2" (3.65m x 2.79m)

A double room with a radiator, pendant lighting and window to front.

Bedroom 3

11' 11" x 8' 1" (3.63m x 2.46m)

A good double sized room with sloping ceiling. Airing cupboard housing hot water tank and storage cupboard housing the consumer unit. Radiator and window to rear.

Bedroom 4

13' 4" x 7' 11" (4.06m x 2.41m)

A double room with a radiator, wall mounted light and a window to front.

Shower Room

8' 3" x 8' 0" (2.51m x 2.44m)

Double shower cubicle, pedestal wash basin with vanity storage unit and WC. Fully tiled walls and flooring. Electric underfloor heating. Dual fuel towel radiator and window to front.

Front

Shingle driveway to side of property with ample parking. The front garden is laid to lawn with a shingle border.

Rear Garden

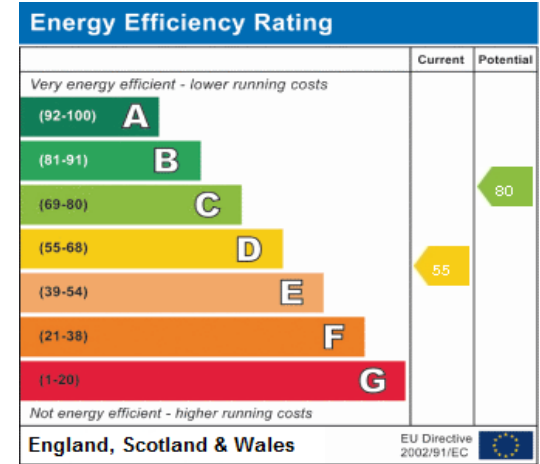
A private and generous size east-facing garden enclosed by fencing with and a raised brick-built pond. Garden shed and a further



Ground Floor



Floor 1



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