

Located in the popular village of Thurston is this spacious home stands in a large garden. The property boasts 4 bedrooms and 2 reception rooms, a well-equipped kitchen, dining room and convenient utility, along with a spacious conservatory which overlooks the large rear garden. In the garden you will find a variety of functional outbuildings including a workshop, summer house and studio, perfect for pursuing hobbies or working from home. The ground floor double bedroom and stylish modern shower room offer versatile living. At the front of the property, a view of a pleasant green awaits, while off-road parking ensures convenience. Embrace village life whilst enjoying the well-designed comforts of this delightful property in Thurston.

### **Entrance Hall**

14' 3" x 4' 11" (4.34m x 1.50m) reducing to 10' 8" x 3' 0" (3.25m x 0.91m)

With under stairs cupboard, radiator.

### **Sitting Room**

16' 0" x 12' 11" (4.87m x 3.93m)

Coal effect gas fireplace with limestone hearth. Windows to front and side. Opens into dining room.

### **Kitchen**

14' 0" x 8' 4" (4.26m x 2.54m)

Modern kitchen providing a good range of wall and base level cupboards and drawer units. Sink and drainer unit. Dual fuel range cooker with gas hob and double electric oven with extractor over. Space for dishwasher and fridge freezer.

### **Dining Room**

10' 9" x 9' 0" (3.27m x 2.74m)

Window to side, Sliding door into kitchen, french doors into conservatory. Radiator

### **Conservatory**

12' 10" x 12' 3" (3.91m x 3.73m)

Half brick and UPVC construction. Double doors onto decking. Radiator.

### **Utility Room**

15' 6" x 8' 5" (4.72m x 2.56m)

Range of base, wall and drawer units with sink and drainer unit. Plumbing for washing machine. Window and door to rear. Radiator.

### **Bedroom 3**

10' 10" x 10' 5" (3.30m x 3.17m)

Window to front. Radiator.

### **Shower Room**

8' 6" x 7' 3" (2.59m x 2.21m)

Recently updated modern shower room, comprising shower cubicle, low level WC with sink in vanity unit. Heated towel rail.

### **Landing**

5' 9" x 2' 9" (1.75m x 0.84m)

Loft hatch, window to front.

### **Bedroom 1**

16' 2" x 9' 6" (4.92m x 2.89m)

Range of fitted furniture including wardrobes. Eaves storage. Window to front and side. Radiator.

### **Bedroom 2**

12' 10" x 11' 10" (3.91m x 3.60m)

Eaves storage. Window to side. Radiator.

### **Bedroom 4**

8' 0" x 7' 4" (2.44m x 2.23m)

Window to rear. Radiator.

### **Cloakroom**

7' 4" x 3' 0" (2.23m x 0.91m)

WC. Sink. Obscure window to rear. Radiator.

### **Outside**

To the front of the property there is a shingle driveway

providing off road parking, lawn and flower borders. Gated side access to the rear of the property, where you will find a generous sized garden with decked terrace, lawn and assorted shrubs. A selection of outbuildings, which have been listed.

### **Timber Workshop**

21' 11" x 12' 0" (6.68m x 3.65m)

Double barn doors. Power and light.

### **Studio/Games Room**

15' 3" x 15' 3" (4.64m x 4.64m)

Fully insulated. Window to front. Power and light.

### **Summer House**

11' 10" x 7' 8" (3.60m x 2.34m)

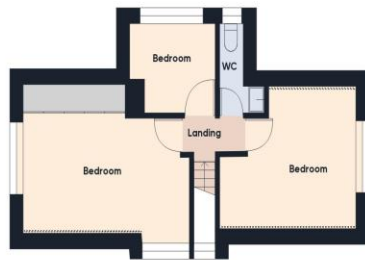
Fully insulated, French doors. Power connected.

### **Timber Shed**

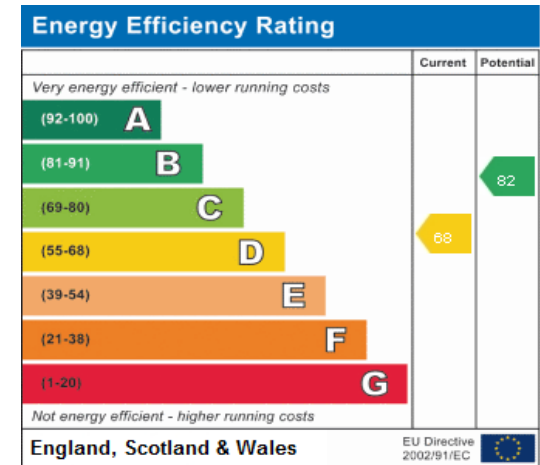
8' 0" x 6' 0" (2.44m x 1.83m)



Ground Floor



Floor 1



Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.