



Double Road, Thurston, Bury St. Edmunds, Suffolk, IP31 3UJ

£410,000 Freehold





Situated at the front of the desirable College Park development in Thurston, this well presented 4-bedroom detached modern property offers spacious living ideal for families. At the heart of the home is a stylish open-plan kitchen that flows into a bright dining area—perfect for everyday living and entertaining. A separate utility room adds practicality. Upstairs the master bedroom features a contemporary en suite and three further bedrooms are served by a sleek family bathroom. Outside, the property boasts ample parking, and a generous garden—perfect for family life and outdoor entertaining.



### Entrance Hall

13' 3" x 7' 5" (4.03m x 2.26m)

Bright welcoming entrance with stairs to first floor. Radiator.

### Sitting Room

13' 3" x 10' 10" (4.03m x 3.29m)

Spacious room with window to front. Radiator

### Dining Room

10' 8" x 9' 8" (3.25m x 2.94m)

Well-proportioned room with dual aspect windows to front and side. Radiator

### Kitchen/Breakfast Room

20' 4" x 10' 2" (6.20m x 3.10m)

Stylish kitchen with wall and base cupboard and drawer units and ample worktops over. Inset sink and drainer. Integrated appliances including full fridge freezer and dishwasher. Electric oven and hob with extractor hood over. Built in breakfast bar area. Window to rear and French doors leading to patio seating area. Radiator.

### Utility Room

6' 11" x 5' 3" (2.10m x 1.60m)

Matching wall and base cupboard and drawer units with worktops over. Inset sink and drainer. Integrated washing machine and space for a tumble dryer. Door to side access. Radiator

### Cloakroom

5' 3" x 3' 1" (1.60m x 0.94m)

WC and wash basin. Window to side. Radiator

### Landing

13' 1" x 7' 10" (4.0m x 2.4m)

Bright and airy space with window to side. Loft access

### Bedroom 1

12' 3" x 11' 6" (3.73m x 3.50m)

Spacious double room with fitted wardrobes. Window to rear and radiator.

### En-Suite

6' 1" x 6' 5" (1.86m x 1.96m)

Modern suite with WC and pedestal wash basin. Separate shower cubicle with shower head over surrounded with feature tiles. Window to rear. Radiator

### Bedroom 2

12' 3" x 10' 0" (3.74m x 3.05m)

Generous double room with fitted wardrobes. Window to front. Radiator

### Bedroom 3

9' 11" x 9' 2" (3.01m x 2.80m)

Double room with fitted wardrobes. Window to front and window to side. Radiator.

### Bedroom 4

8' 3" x 7' 7" (2.51m x 2.30m)

Window to front. Radiator.

### Bathroom

8' 2" x 6' 6" (2.49m x 1.97m)

Bath with shower over, WC and sink and window to rear. Heated towel rail.

### Outside

#### Front Garden

Brick paved driveway for ample parking. Wood ship boarders with mature shrubs.

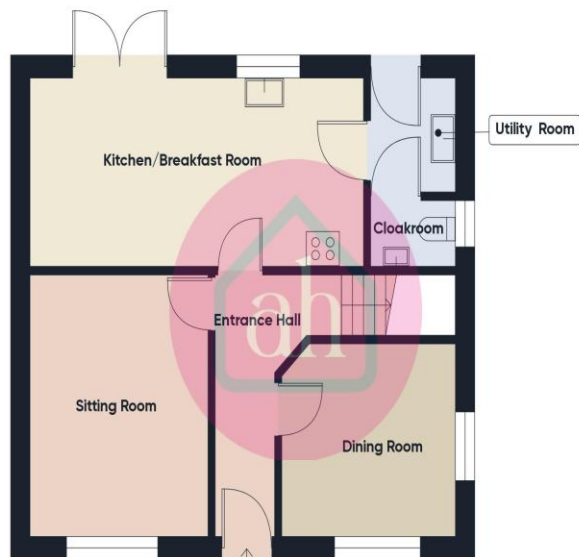
#### Rear Garden

A spacious, fully enclosed garden with patio seating and lawn leading to decked area at the rear. The garden also benefits from gated access to the driveway.

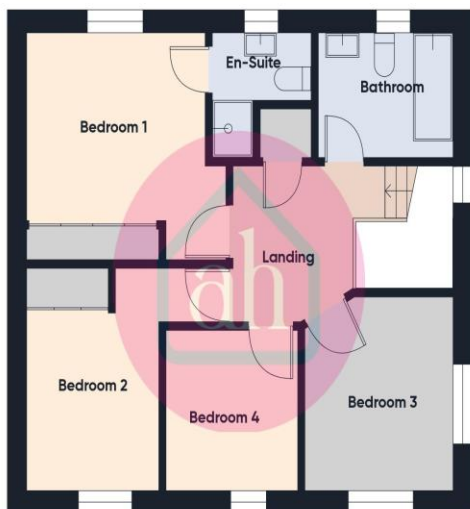
#### Garage

20' 4" x 17' 10" (6.2m x 5.430m)

Electric up and over door. Power and light.



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

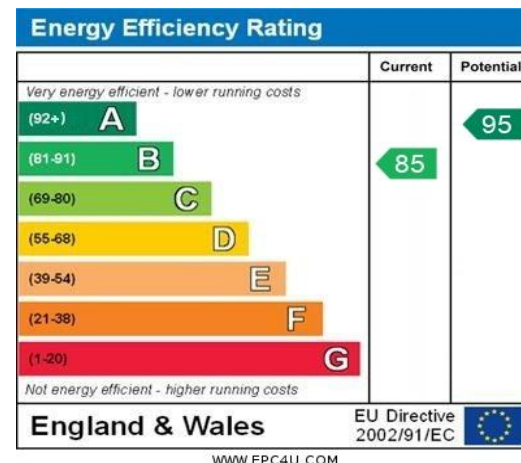
1127.31 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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