



CLOVERFIELDS, THURSTON

BURY ST EDMUNDS, IP31 3TJ

£450,000
FREEHOLD

Located in a quiet cul-de-sac within Thurston, this delightful detached house offers a perfect blend of comfort and convenience. With four spacious bedrooms, including three generous double rooms and an en-suite bathroom to the master, this property is ideal for families seeking a peaceful retreat while remaining close to local amenities. The heart of the home features a welcoming sitting room, perfect for relaxation, and a separate dining room that provides an excellent space for entertaining guests. The well-appointed kitchen, complemented by a utility room, ensures that daily tasks are handled with ease. A cloakroom adds to the practicality of the ground floor. One of the standout features of this property is the annex, which includes a double bedroom, a cosy sitting room, and a shower room. This versatile space is perfect for guests or extended family. Outside, the property boasts well-maintained gardens, offering a serene outdoor space for leisure and recreation. Additionally, off-road parking ensures convenience for residents and visitors alike.

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CLOVERFIELDS, THURSTON

- Detached house with self contained annex
- Quiet cul-de-sac location
- Cloakroom and utility room
- Gas fired central Heating
- 3 double bedrooms
- Master with en-suite shower room
- Annex with double bedroom
- Driveway providing off road parking
- Well maintained gardens
- Viewing recommended



Hallway

Stairs to first floor, radiator.

Cloakroom

W.C, wash hand basin, heated towel rail. Window to front.

Sitting Room

French doors to rear, under stairs cupboard. Radiator.

Dining Room

Window to front. Radiator.

Kitchen

Range of matching wall and base level units with drawers and work surfaces over, one and a half bowl sink unit, tiled floor. Integral oven and 4 ring gas hob with extractor over, Integral Dishwasher, Window to front, opening to utility room.

Utility Room

Fitted with wall and base units, inset sink unit, space and plumbing for washing machine, space for tumble dryer. Door to rear garden.

First Floor Landing

Loft access

Bedroom 1

Built in wardrobe, ceiling fan. Window to front.

Ensuite Shower Room

Shower cubicle, W.C, vanity wash hand basin. Window to front.

Bedroom 2

Built in wardrobe, ceiling fan, windows to front and rear. Radiator.

Bedroom 3

Built in wardrobe, ceiling fan, window to rear. Radiator.

Bathroom

Suite comprising p-shaped bath, W.C, wash hand basin, heated towel rail, fully tiled. Window to front.

Annexe

Entrance Hall

Open to bedroom area

Sitting Room/Kitchen

A large room, fitted with wall and base units with work surface over, inset sink unit. French doors to side, window to rear, radiator.

Shower Room

Walk in shower, W.C, wash hand basin, heated towel rail, fully tiled. Skylight.

Bedroom

Built in wardrobe, window to front sky light. Radiator

Front

There is a gravel driveway providing ample parking space, path to front door.

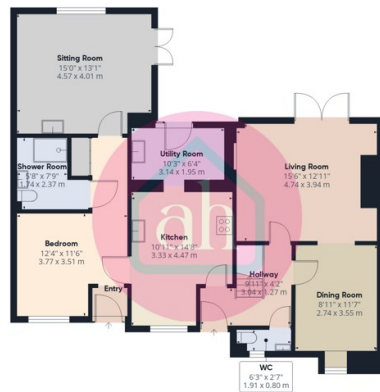
Rear Garden

The garden is a private and inviting outdoor space, featuring a paved patio area ideal for dining or relaxing, a lawn bordered by neat flower beds, and fenced boundaries for privacy. It offers a peaceful retreat for outdoor enjoyment.

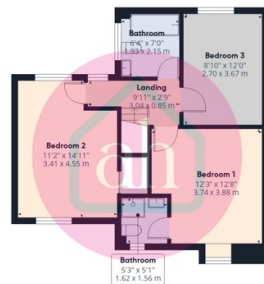


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Ground Floor



Floor 1

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Approximate total area^m
1540 ft²
143 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	78
(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	

EPC Rating: C Council Tax Band: D

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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