



CHURCH ROAD, THURSTON, IP31 3RP

£300,000
FREEHOLD

This delightful terraced cottage boasts a wealth of period features, including a cosy log burner that adds warmth and ambiance to the inviting sitting room. The well-presented interior comprises a spacious kitchen/diner, perfect for entertaining or enjoying family meals, and a sun room that invites natural light, creating a serene space to relax. The ground floor also includes a convenient shower room, enhancing the practicality of this lovely home. Upstairs, you will find two generously sized double bedrooms, providing ample space for rest and relaxation. The cottage has lovely gardens, offering a tranquil outdoor retreat, ideal for gardening enthusiasts. Additionally, the property features useful outbuildings and a cart lodge, providing extra storage or potential for creative use.

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CHURCH ROAD

- Beautifully Presented Cottage In A Prime Village Location
- Stylish Kitchen/Dining Room
- Sitting Room With Woodburner
- Gas Fired Central Heating
- Two Double Bedrooms
- Outbuilding & Cart Lodge
- Conservatory With Garden Views
- Modern Shower Room
- Enclosed Well Maintained Gardens
- Step Inside Today With Our 360 Virtual Tour!



Sitting Room

Stable door opening to the sitting room with a feature fireplace and inset woodburner. Window to the front and radiator.

Inner Hall

With understairs cupboards, stairs leading to first floor. Tiled flooring.

Shower Room

Modern suite with WC and wash basin. Fully tiled double shower cubicle with shower head over. Heated towel rail.

Kitchen/Dining Room

Stylish kitchen with a range of wall and base cupboard and drawer units with ample work tops over. Inset sink and drainer. Space for appliances including washing machine, free standing electric oven with extractor hood over. Opening to a dining area for entertaining. A window to rear and French doors opening to the conservatory. Radiator.

Conservatory

Exposed brick wall and modern tiled flooring. A door opening to the terrace seating area and garden.

Landing

Bedroom 1

Double room with fitted wardrobes. Exposed wood floorboards and a original fireplace. Window to front and radiator.

Bedroom 2

Double room with built in wardrobes. Window to rear and radiator.

Outside

Front Garden

Set back from the road with gate access and block paved pathway to the front door. Laid mainly to lawn with raised shrub borders and established hedging.

Rear Garden

Fully enclosed by fencing the rear garden offers a spacious patio seating area, perfect for entertaining. A pathway leads to the well-kept lawn surrounded by mature shrub and flower borders. At the rear, you'll find a generous sized shed for storage and access to a large workshop. There is a cart lodge which provides off road parking , it also has storage to the rear.



CHURCH ROAD





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

EPC Rating: Council Tax Band: B

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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