



PARTRIDGE CLOSE, THURSTON, IP31 3QL

£400,000
FREEHOLD

OFFERED FOR SALE WITH NO ONWARD CHAIN - This beautifully presented detached home is ideally located within the ever-popular village of Thurston and offers well-balanced accommodation throughout. On the ground floor, the property features a welcoming sitting room with an attractive feature fire, a good-sized dining room ideal for entertaining, along with a fitted kitchen, separate utility room and a convenient ground floor cloakroom. Upstairs, there are four well-proportioned bedrooms, with the principal bedroom enjoying the benefit of stylish en-suite facilities and complemented by a modern family bathroom. Externally, a driveway provides ample off-road parking for two vehicles and leads to a single garage, while the enclosed rear garden offers a pleasant outdoor space with patio and seating areas, perfect for relaxing or entertaining.

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PARTRIDGE CLOSE

- Beautifully Presented Detached Four Bedroom Home
- Master Bedroom With En-Suite
- Spacious Sitting Room & Separate Dining Room
- Gas Fired Central Heating
- Garage & Driveway Parking
- Three Further Good Sized Bedrooms
- Located In An Established Prime Village Location
- Stylish Family Bathroom
- Front & Rear Gardens
- Step Inside Today With Our 360 Virtual Tour!



Entrance Hall

Bright welcoming entrance hall with stairs to the first floor. Under stairs storage and radiator.

Cloakroom

WC and wash basin. Window to the front and radiator.

Sitting Room

Spacious room with a feature fire place and hearth being the focal point of the room, working flue and chimney behind. Doors opening to the entrance hall and dining room. Window to front and two radiators.

Dining Room

Generous size room a great entertaining space, enjoying views of the garden with patio doors opening to the rear garden. Radiator.

Kitchen

Modern kitchen with a range of wall and base cupboard and drawer units and ample work tops over. Inset sink and drainer. Integrated appliances include a gas hob with extractor hood over and eye level oven with grill. Space for a full fridge freezer and heated towel rail. Window to rear.

Utility Room

Two tall storage cupboards and wall mounted cupboard. Work tops with space for a dishwasher, washing machine and tumble dryer. Window to side and door leading to the rear garden. Radiator.

Landing

Window to side and airing cupboard. Loft access and radiator.

Bedroom 1

Large double room with window to rear and radiator.

En-Suite

Contemporary suite with WC and inset vanity wash basin. Fully tiled shower cubicle with waterfall shower head over and separate handheld shower head. Large Wall mounted heated towel rail. Window to rear.

Bedroom 2

Double room with window to front and radiator.

Bedroom 3

Double room with window to side and radiator.

Bedroom 4

Window to front and radiator.

Bathroom

Modern suite with WC and inset vanity wash basin. Fully tiled with a bath and shower head over with shower screen. window to front and radiator.

Outside

Front Garden

A driveway that leads directly to the garage, providing convenient parking and ample storage space. The front garden is laid mainly to lawn, bordered by hedging, creating a perfect setting. A pathway leads to the front door, while gated side access to the garden.

Rear Garden

Fully enclosed garden featuring a delightful patio seating area and three raised decking sections, perfect for outdoor relaxation and entertaining. The garden is laid mainly to lawn, bordered by decorative low-maintenance stones and well-stocked shrub and flower beds. Additional there is a greenhouse and a good sized shed for storage. Gated side access to the front.

Garage

Up and over door and a personal door to the garden. Power connected.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	76
(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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