



HEATH ROAD THURSTON, IP31 3PN

£500,000
FREEHOLD

Situated in a highly sought-after non-estate setting on the edge of the village. This beautifully presented 3/4 bedroom detached house offers a perfect blend of space, style and privacy. The home boasts flexible ground floor accommodation including a spacious sitting room opening to a lovely conservatory with views of the garden. Stylish kitchen/breakfast room seamlessly flowing into a dining space perfect for family gatherings and entertaining. A utility room, convenient ground floor shower room with easy access to a study/4 bedroom. Upstairs, features three generous double bedrooms, including a master with en-suite, plus a well-appointed family bathroom. The estate offers a well-established private and generously sized rear garden and to the front a driveway offering ample off-road parking. Viewing is a must to appreciate the property in full!

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HEATH ROAD

- A Stunning Family Home in Quiet Non Estate
- Location • Flexible and Versatile Living
- Accommodation • 3 Reception Rooms with
- Conservatory • Gas Fired Central Heating • 3/4
- Bedrooms With En-Suite to Master • Good Size
- Established Garden and Ample Off Road
- Parking • Viewing Highly Recommended • Beautifully
- Maintained Inside and Out • Quiet Village
- Location • Take a Look Inside with the 360 tour!



Entrance Hall

Welcoming entrance hall with stairs to first floor.

Sitting Room

Generous well-proportioned size room with an inset log burner, wood surround and hearth. A large window to the front with inbuilt blinds and windows to side, enjoying plenty of natural light. Sliding doors to conservatory. Three radiators.

Conservatory

Enjoying views of the garden and French doors leading to the patio seating area.

Kitchen/Breakfast Room

Stylish shaker kitchen with a range of wall and base cupboard and drawer units and ample worktops over. Inset one and half bowl sink and drainer. Integrated appliances include dishwasher, five ring gas hob with extractor hood over. Electric double oven and space for an American style fridge freezer. Window to rear and feature wall mounted radiator. Opening to the breakfast area with French doors, enjoying garden views and opening to the patio seating area.

Dining Room

Good size room that opens to the kitchen. Window to front. Radiator.

Inner Hall

Tiled floor with underfloor heating.

Study/Bedroom 4

Built-in cupboard. Window to front and radiator.

Shower Room

WC and wash basin. Double shower cubicle surrounded by tiles. Skylight and heated towel rail.

Utility Room

Matching wall and base cupboard and drawer units with work tops over. Inset sink and drainer. Space for tumble dryer and washing machine. Airing cupboard and wall mounted boiler. Door leading to the garden. Radiator.

Landing

Loft access.

Bedroom 1

Generous size double room with eaves storage. Window to rear and side, enjoying plenty of natural light. Radiator.

En-Suite

Stylish suite with, WC and wash basin vanity unit. Shower cubicle. Window to front. Heated towel rail.

Bedroom 2

Double room with fitted wardrobe and window to rear. Radiator.

Bedroom 3

Well presented double room with fitted wardrobes and shelving. Eaves storage. Window to side. Radiator.

Bathroom

WC and wash basin vanity unit. Bath with shower over and shower screen. Window to rear. Radiator.

Outside

Front Garden

The property is approached via a shingle driveway, bordered by mature hedging and trees. There is ample off-road parking for multiple vehicles, while the remainder of the front garden is laid to lawn with attractive shrub borders. A pathway leads to the front door and a gated access to the rear.

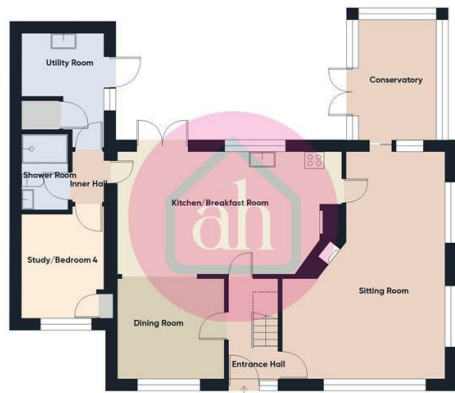
Rear Garden

Private large rear garden laid mainly to lawn with paved pathways throughout offering easy access. Fully enclosed with fencing and established hedge borders with a low maintenance shingle bed. The garden has a generous patio seating area with mature flower beds surrounding and a second patio area. Two sheds for storage.



HEATH ROAD





Ground Floor



Floor 1

Approximate total area^m
1542 ft²
Reduced headroom
18 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft

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		
(55-68) D		
(39-54) E	60	77
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

EPC Rating: D Council Tax Band: E

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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