



The Street, Thurlow, CB9 7LA



The Street

Thurlow,
CB9 7LA

- Victorian Property
- Situated In Heart Of The Village
- Largely Extended
- Generous Off Street Parking To Rear
- Good Sized Gardens
- Two Bathrooms & Downstairs Wetroom
- Impressive Kitchen/Dining & Family Room
- Unexpected Change To Family Circumstances Forces Reluctant Sale
- Four Good Sized Bedrooms
- Fantastic Blend Of Modern & Period Features

A beautifully presented 4-bedroom Victorian property which has been extended, enhanced and lovingly redecorated to a very high standard. The result is a wonderful spacious family home (approximately 1,500sft) set within its own large private garden in the desirable village of Little Thurlow. (EPC Rating C).

4 3 2

Offers In The Region Of £565,000





LOCATION

Great and Little Thurlow combine to form one of the areas most charming and practical villages. The village is set amidst the land of The Thurlow Estate and is home to a pleasing mix of grand residences, chocolate box cottages and family homes. An excellent and thriving community is supported by good facilities including public house, church, well regarded primary school, car garage, village hall and playing fields with children's play area & tennis courts.

Further facilities are available in Haverhill (4 miles), Newmarket (10 miles) and the city of Cambridge (22 miles). There are mainline stations at Newmarket, Cambridge and Audley End (19 miles). London Stansted Airport is around 30 miles.

Entrance Hall

Karndean flooring, radiator, door to front.

Living Room

Two Sash windows to front, redbrick fire place with Sudbury Clock wood burning stove, Karndean flooring, radiator.

Office

Sash window to front, Karndean flooring, radiator.

Kitchen/Family Room

Fantastic space with impressive re fitted kitchen complimented by natural stone flooring, the kitchen has a range of matching wall and base units with matching centre island with breakfast bar, cupboard and drawer storage. two Belfast style sinks with mixer taps, Oak worksurfaces, built in appliances including fridge/freezer, Stoves double oven with gas hob, inset spotlights, understairs storage, stairs to landing, French doors overlooking attractive private gardens, skylights, window over looking gardens, radiator.

Utility

Range of matching wall and base units with worksurfaces over, stainless steel sink with mixer taps, space and

plumbing for appliances, door to rear garden, radiator, inset spotlights, natural stone tiled flooring.

Wet Room

Fully tiled walls and flooring, suite comprising low level WC, pedestal wash hand basin, shower with glass screen, inset spotlights, heated towel rail, window to side.

Landing

Wood effect flooring, storage cupboard, loft access with pull down ladder and fully boarded, wardrobe cupboard, window to side.

Master Bedroom

Two Sash windows to rear, two radiators, wood effect flooring.

Ensuite

Suite comprising claw foot bath, vanity wash hand basin, low level WC, heated towel rail, window to rear.

Bedroom Two

Sash window to front, radiator, cast iron fireplace.

Bedroom Three

Wood effect flooring, window to rear, radiator.

Bedroom Four

Sash window to front, radiator.

Family Bathroom

Four piece suite comprising vanity wash hand basin, side panelled bath with mixer taps and shower over, shower cubicle with glass screens and tiled splashbacks, heated towel rail, wood effect flooring, sash window to front, inset spotlights.

Outside:

Rear: Beautiful designed gardens split into three sections, the gardens are mainly laid to lawn with raised flower bed borders, there is a large Indian sandstone patio and sandstone pathway leading to gated rear access, the left hand side of the gardens is an array of mature shrubs and flower bed borders, The gardens are enclosed by timber fencing.

Front: Walled cottage style gardens mainly laid to lawn with flower beds with gated access.

Parking Area: Driveway with ample parking for several vehicles, timber built garage/workshop, large timber shed.

Material Information

Freehold

Council Tax D

West Suffolk Council

The vendor has advised that it is 8







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



Offers In The Region Of £565,000
 Tenure - Freehold
 Council Tax Band - D
 Local Authority - West Suffolk



minute drive to Sainsburys and 6 minute drive to the White Horse Pub at Withersfield.

Special Notes

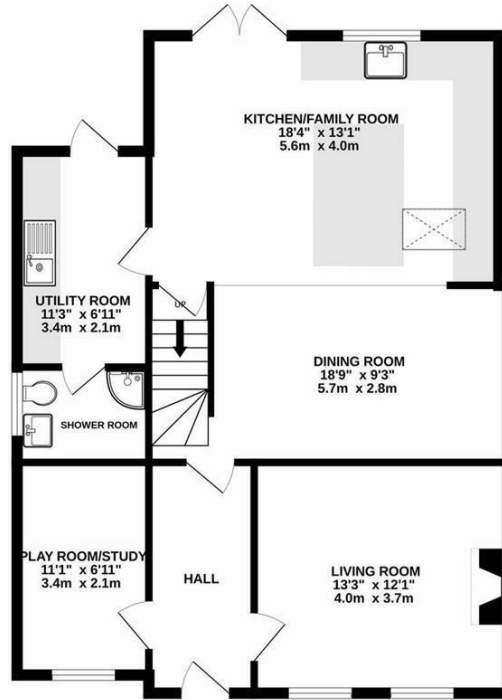
SPECIAL NOTES

1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.

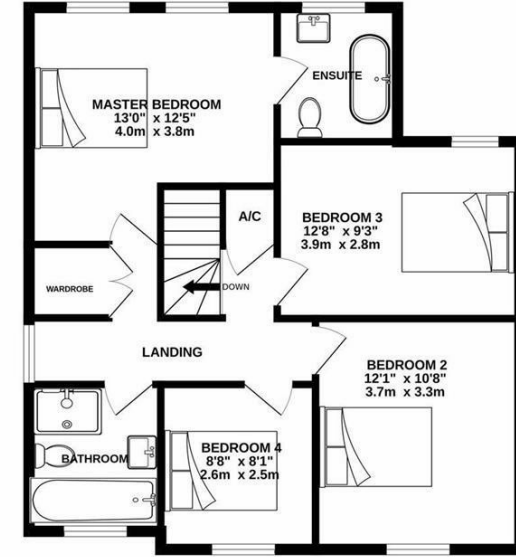
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.

3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.

GROUND FLOOR
822 sq.ft. (76.4 sq.m.) approx.



1ST FLOOR
676 sq.ft. (62.8 sq.m.) approx.



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(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	80
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 1498 sq.ft. (139.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

