



Lady Road  
Thurston IP31 3FL  
£255,000 Freehold

**MaxwellBrown**

Independent Property Agents

Situated in the popular village of Thurston, 4 miles east of Bury St Edmunds and with easy access to the A14. This well presented semi detached house built in 2020 has two bedrooms (one with ensuite), bathroom, lounge, kitchen/diner, downstairs cloakroom, driveway parking and an enclosed good sized rear garden. Further benefits include gas central heating and double glazing. The village has good ofsted rated schools and a range of local shops and amenities.



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# Lady Road, Thurston IP31 3FL

## Canopy porch:

Composite part-glazed door to:

## Lounge:

With radiator, TV aerial socket, smoke detector, stairs to first floor, Honeywell central heating programmer, large cloaks cupboard, radiator, sealed unit double glazed window to front, door to:

## Lobby:

Karndean tile effect flooring, door to:

## Cloakroom:

Fitted with a white suite of low level WC, pedestal wash basin with mixer tap and plunge plug, LED spotlighting, extractor, fan, radiator, Karndean flooring.

## Kitchen/diner:

Fitted with a range of duck egg coloured units with wood effect worktops and upstands, inset single drainer stainless steel sink unit with cupboard under, space and plumbing for automatic washing machine, water filter, mixer tap, worktops with cupboard, space and drawers under, Indesit oven, gas hob with extractor hood over, 2 eye level units, Ideal Logic gas fired combination boiler supplying hot water and central heating, radiator, CO monitor, Karndean tile effect flooring, sealed unit double glazed window and French doors to rear garden.

## First Floor: Landing:

With access to loft, smoke detector doors to:

## Bedroom 2:

Sealed unit double glazed window to front, radiator, over-stairs single wardrobe.

## Bathroom:

With a white suite comprising panelled bath with shower mixer tap, pedestal wash basin with mixer tap and plunge plug, low level WC, porcelain tiled splashbacks, vinyl flooring, LED spotlighting, heated towel rail, extractor fan.

## Bedroom 1:

sealed unit double glazed window to rear, radiator, TV aerial socket, door to:

## En suite:

Fitted with a white suite, Double tiled shower cubicle and folding glass door, thermostatic shower, pedestal wash basin with mixer tap and plunge plug, low level WC, tiled splashbacks, vinyl flooring, LED spotlighting, heated towel rail, extractor fan.

## Outside:

The front garden is open planned with shrub beds driveway parking for two cars. Gate to the rear garden approximately 42' deep (12.8m), with a paved patio area, lawn and timber garden shed. The garden is enclosed by close boarded fencing and a red brick wall.

## Services:

It is understood from the vendor that all main services are connected to the property.

**Council Tax** Band C: payable to Mid Suffolk District Council

## Broadband availability

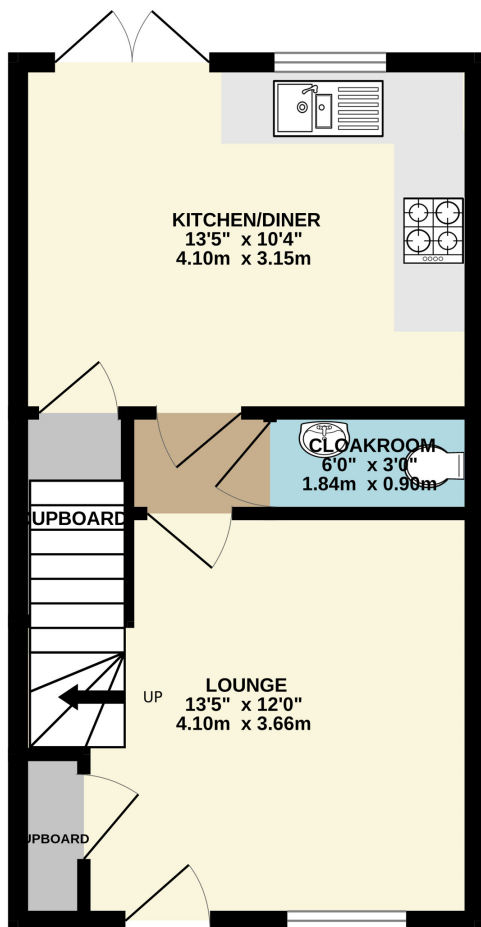
### Maximum available speeds according to Ofcom data:

Standard	7 Mbps	0.8 Mbps	Good
Superfast	51 Mbps	10 Mbps	Good
Ultrafast	940 Mbps	940 Mbps	

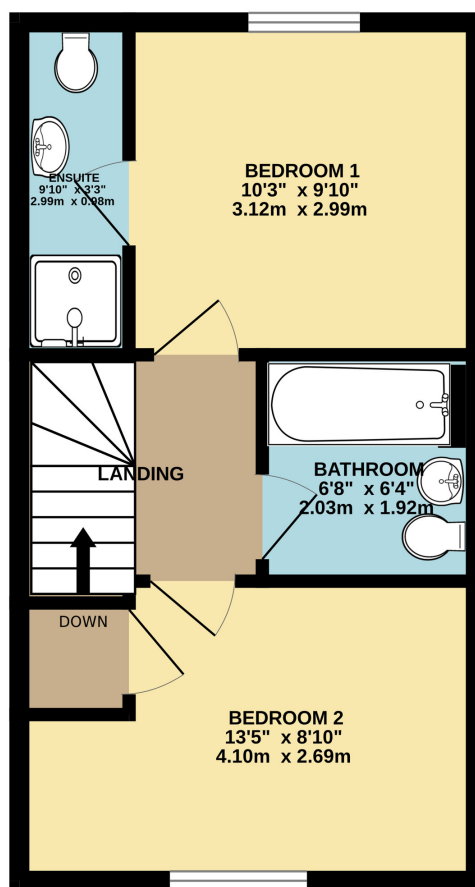
Networks in the area - Openreach, OFNL



GROUND FLOOR  
340 sq.ft. (31.6 sq.m.) approx.



1ST FLOOR  
338 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA : 679 sq.ft. (63.1 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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### Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		97   A
81-91	B	84   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		







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.

