



# 5 Lapwing Close

Thurston, Bury St Edmunds, Suffolk IP31 3PW





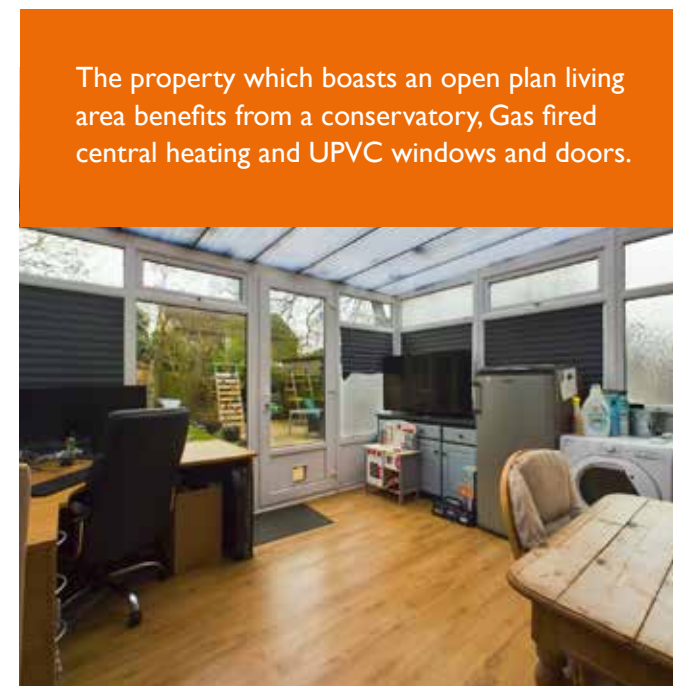
ML Property are delighted to offer for sale this well presented 3 bedroom semi detached house situated in the ever popular village of Thurston.

price OIEO  
**£290,000**

## at a glance...

- 3 Bedroom semi detached house
- Situated in the ever popular of Thurston
- Single garage and driveway
- Gas fired central heating
- UPVC Windows and Doors
- Enclosed rear garden
- Situated in a cul-de-sac position
- Open plan living arrangement





The property which boasts an open plan living area benefits from a conservatory, Gas fired central heating and UPVC windows and doors.



## property

The property which is located in a cul-de-sac position affords the following accommodation - entrance porch, hallway, sitting room/dining area in to the kitchen and conservatory. On the first floor there is bedroom one with built in wardrobes, two further bedrooms and a bathroom. The property is further enhanced by UPVC Windows and Gas fired central heating.

Externally the property benefits from a driveway leading to the single garage and gate to the rear garden which is fully enclosed and laid to lawn with a good size patio area.

## location

The property is located in the thriving village of Thurston and close to local amenities. Thurston is a popular and well served village with amenities including a well-regarded community sixth form college, shop, post office, garage, station and public house. The village is situated within 5 miles of the historic market town of Bury St Edmunds and provides excellent access to the A14, linking to Cambridge and London via the M11 Motorway. The nearby market town of Stowmarket has a main line rail link to London Liverpool Street Station.





## ground floor

Entrance Porch	
Hallway	
Sitting Room/Dining Room	6.55m (21'5) x 3.41m (11'2)
Kitchen	2.57m (8'5) x 2.76m (9'0)
Conservatory	3.43m (11'2) x 3.91m (12'10)

## first floor

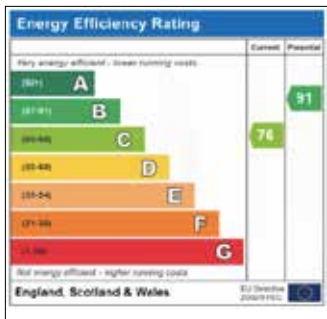
Bedroom (built in wardrobes)	2.99m (9'9) x 2.85m (9'4)
Bedroom	2.88m (9'5) x 2.65m (8'8)
Bedroom	1.97m (6'5) x 2.61m (8'6)
Bathroom	1.70m (5'6) x 2.39m (7'9)

## services

Mains water; drainage and electricity. Central heating is provided from gas fired boiler serving radiators throughout.

Local Authority Mid Suffolk District Council - Council Tax Band C.





The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents confirming boundaries, parking spaces and rights of way. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however, be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. ALL MEASUREMENTS ARE APPROXIMATE.



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