



Wheatfields, Thurston, Suffolk, IP31 3TE

**MARK · EWIN**  
BURY ST EDMUNDS

## Wheatfields, Thurston, Suffolk, IP31 3TE

Located in the popular and well-served village of Thurston is this four-bedroom, detached house with off-road parking and a double garage.

The accommodation on the ground floor offers an entrance hall, sitting room, kitchen/breakfast room, a dining room with doors leading to the garden and conservatory. Further benefits include a study; useful utility room located off the kitchen and a convenient cloakroom.

Moving to the first floor, a landing leads to four bedrooms, the principal benefits from an ensuite shower room and a family bathroom, complete with a shower over bath, completes the accommodation on offer.

Outside, there is a delightful rear garden mainly laid to lawn with a paved patio and carefully planted beds hosting a variety of flowers and shrubs. To the front, parking is offered via a driveway and leads to the double garage.

### Additional Information

Tenure: Freehold

Mobile Coverage: EE, O2, Three & Vodafone are available in this area. (Source Ofcom)

Broadband: Standard, Superfast & Ultrafast are available in this area. (Source Ofcom)

Services: Mains Gas, Electric, Water & Drainage. (Please note that none of these services have been tested by the selling agent.)



### Directions

Leave Bury St. Edmunds on Mount Road signposted Thurston. On reaching the village turn left at the crossroads and then proceed under the railway bridge, turning right at the mini roundabout into Station Hill. Take the second right into Wheatfields where the property can be found.

### Location

The village of Thurston offers excellent local amenities including village shop, post office and schooling. The location gives easy access to the A14 towards both Bury St Edmunds and Ipswich. There is also a railway station and local bus service. The historic market town of Bury St Edmunds is approximately 6 miles away and provides an excellent range of schooling, shopping, cultural and recreational facilities.

**Accommodation:**

Entrance Hall 11' 9" x 10' 4" (3.58m x 3.16m)

Sitting Room 10' 9" x 16' 5" (3.27m x 5.00m)

Kitchen 9' 1" x 16' 4" (2.76m x 4.98m)

Utility Room 6' 3" x 10' 11" (1.91m x 3.34m)

WC 3' 3" x 6' 2" (0.98m x 1.88m)

Dining Room 11' 9" x 9' 7" (3.58m x 2.92m)

Study 5' 6" x 7' 6" (1.67m x 2.28m)

Conservatory 10' 8" x 12' 0" (3.26m x 3.65m)

Landing 15' 2" x 6' 3" (4.63m x 1.90m)

Bedroom 8' 11" x 16' 8" (2.71m x 5.07m)

Ensuite 5' 3" x 7' 1" (1.59m x 2.16m)

Bedroom 10' 9" x 10' 0" (3.27m x 3.04m)

Bedroom 12' 0" x 6' 9" (3.65m x 2.06m)

Bedroom 7' 6" x 8' 3" (2.29m x 2.51m)

Bathroom 6' 5" x 6' 9" (1.96m x 2.05m)

Rear Garden

Double Garage 18' 0" x 18' 2" (5.48m x 5.54m)

**Additional Information:**

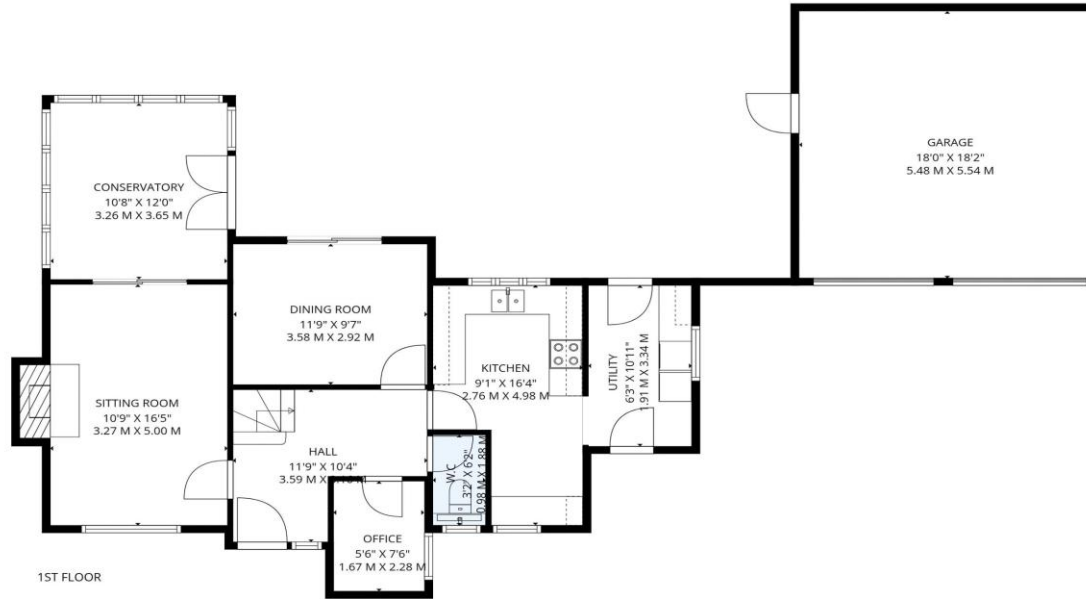
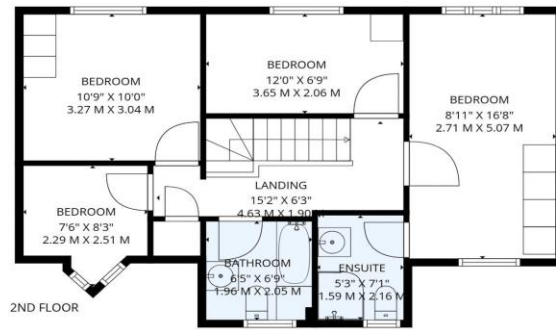
Council Tax Band: D

EPC Rating: C

Tenure: Freehold

**Guide Price £450,000**  
**Freehold**





All Measurements Are Approximate, This Floor Plan Is a Guide Only, Produced By Dcpp.



**MONEY LAUNDERING REGULATIONS 2003:** Purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**PLEASE NOTE:** 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 purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the Agents.

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