



Orange Tip Close

Thurston, Suffolk, IP31 3UA

Offers In Excess Of £500,000

Two bathrooms, living room, kitchen/dining/breakfast room, study, WC, west-facing garden, driveway for 3-4 cars and a garage. Located on the Thurston Park development, the property overlooks a pond and countryside to the front and is within easy reach of local schools, amenities and the village centre.

Offered chain free and vacant, the property presents an excellent opportunity for buyers seeking a spacious home ready to make their own. The location is equally attractive, with the property enjoying an edge-of-estate position overlooking a pond and rolling countryside to the front. Situated on the favourable Thurston Park development, the home is conveniently placed for local schools and village amenities, with the centre of Thurston within easy reach.



Property Features

- Spacious four-bedroom detached family home
- CHAIN FREE & vacant
- Desirable Thurston Park Development
- Generous living room with double doors to the kitchen/dining room
- Well-equipped kitchen/dining/breakfast room with garden access
- Master bedroom with en-suite and front-facing views
- Westerly-facing rear garden with patio and lawn
- Ample parking for 3–4 vehicles, plus a substantial garage
- Gas central heating and triple glazed hardwood windows and doors
- Family bathroom and en suite bathroom

FULL DESCRIPTION

Upon entering, a spacious entrance hall provides a welcoming introduction to the ground floor, with access to a useful cloakroom, under-stairs storage and a separate study, ideal for home working or use as an additional reception room. The generously proportioned kitchen/dining/breakfast room is fitted with an attractive range of high- and low-level cabinetry, an inset sink with mixer tap, a Rangemaster cooker with gas hob and extractor, and integrated fridge/freezer, washing machine and dishwasher. Double doors open directly onto the rear garden, while further double doors connect the kitchen to the substantial living room. This inviting reception space benefits from additional double doors to the garden and further windows (triple aspect), allowing plenty of natural light to flow throughout.

The first-floor landing leads to four well-proportioned bedrooms, three of which benefit from built-in storage. Bedrooms three and four enjoy views to the front, while bedroom two overlooks the rear

garden. The master bedroom is particularly appealing, offering generous storage options and an en-suite bathroom featuring both a bath and a separate shower cubicle, alongside a WC and wash hand basin. Completing the first floor is the family bathroom, fitted with a bath and shower over, WC and wash hand basin.

Externally, the property enjoys a westerly-facing rear garden, predominantly laid to lawn and complemented by shrub borders, a patio area immediately to the rear of the house and a path leading to a side gate and side access into the garage. Enclosed by panel fencing, the garden offers a pleasant space for outdoor dining, relaxation and family activities. To the front, the shingled driveway provides parking for approximately three to four vehicles, alongside access to the substantial garage, measuring approximately 3.34m x 7m. The garage benefits from both lighting and power, offering useful space for storage, hobbies or vehicle parking. There is further space which is laid to lawn and boarded by an attractive wooden fence. The attractive outlook across the pond and rolling countryside further enhances the property's setting.

Families will appreciate the property's position on the popular Thurston Park development, within easy reach of local schools and village amenities. The home is well placed for access to Thurston's village centre, making every day errands and local facilities conveniently accessible.

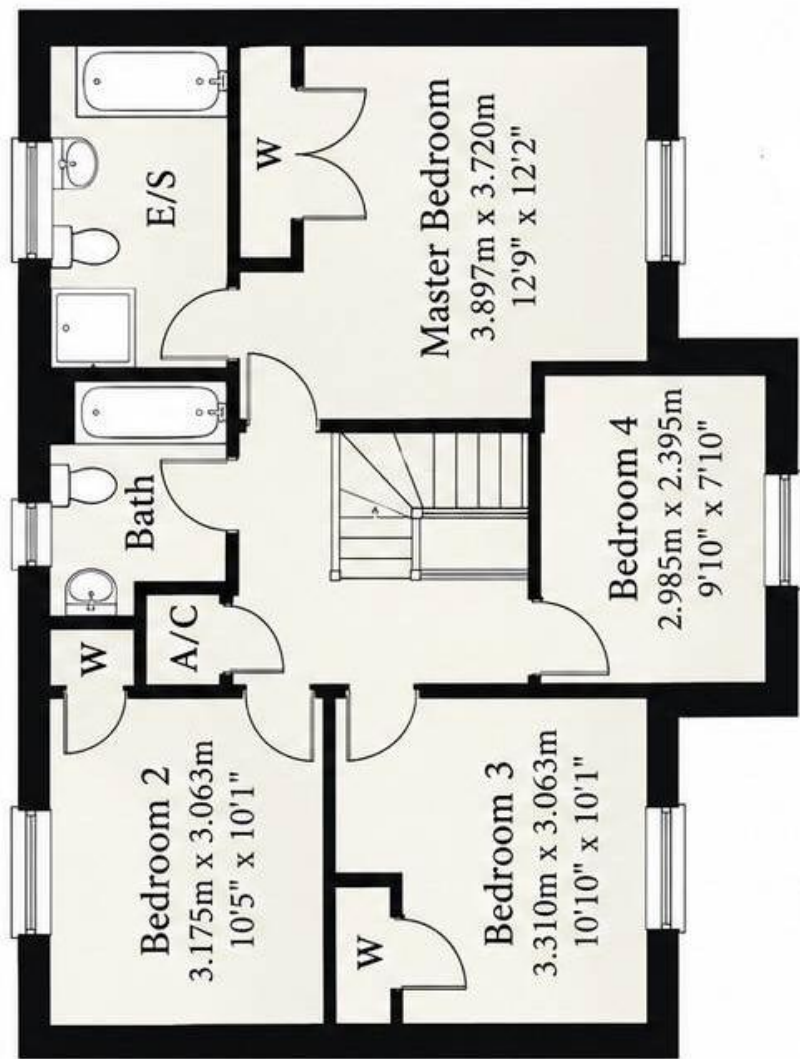
Tenure: Freehold
Council Tax: Band E – Mid Suffolk District Council
Services: Mains Gas, Water & Electric
Estate management charge: £ 152 PA



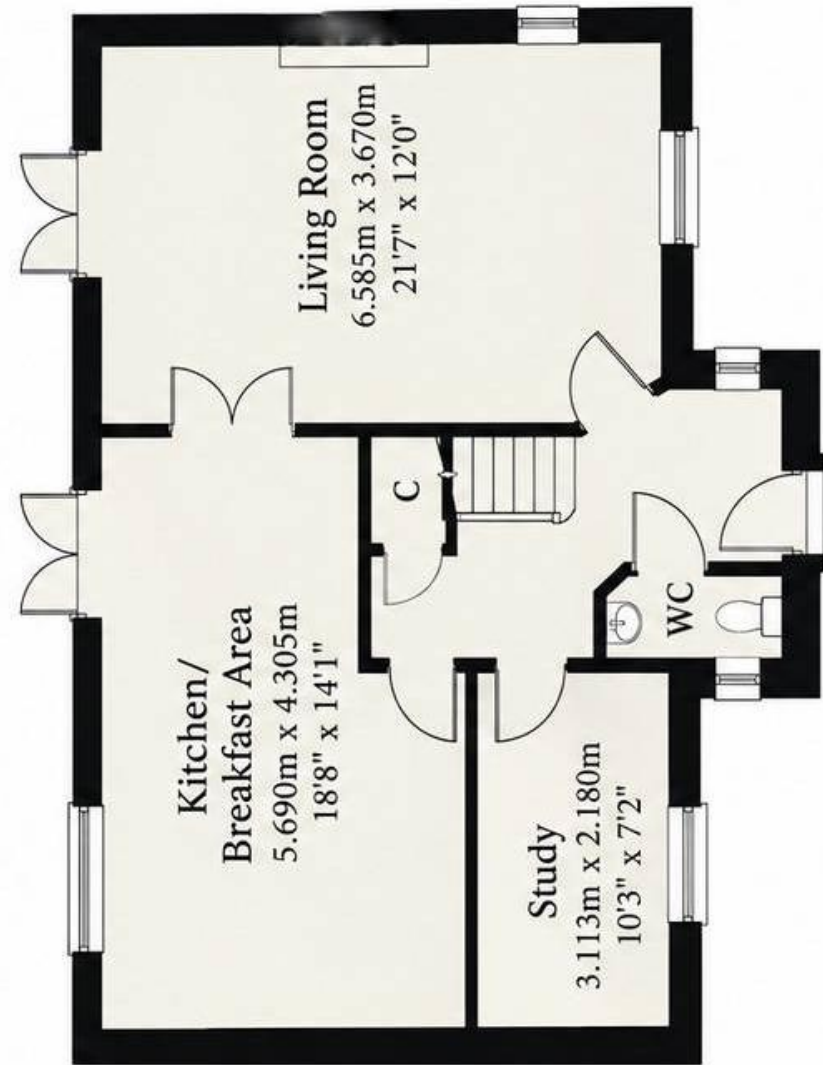




Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



First Floor



Ground Floor