



## LADY ROAD, THURSTON

BURY ST. EDMUNDS, IP31 3FL

£325,000  
FREEHOLD

**\*\*CHAIN FREE\*\*** – Modern 4-bedroom family home with a stylish kitchen/dining room with quartz worktops, garden and parking for 3 cars. Located in the sought-after village of Thurston, this beautifully presented three-storey townhouse combines modern comfort and elegant, practical family living. Built less than four years ago, this home forms part of a desirable development and offers spacious, light-filled rooms, a private garden and three allocated parking spaces. The home has been thoughtfully designed with added touches including Karndean flooring throughout the ground floor and custom push-slide under-stairs storage making it perfect for families and professionals alike. Ideally positioned within walking distance of the local primary school, college, train station and village amenities, the property offers both convenience and community. — Viewing is highly recommended to appreciate this stylish home.

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# LADY ROAD, THURSTON

- Chain Free 3-Storey Modern Townhouse
- 4 Bedrooms,
- 2 Bathrooms (Master With En-Suite)
- Spacious Living Room With French Doors To Garden
- Gas Fired Central Heating
- Contemporary Kitchen With White Quartz Worktops & Integrated Appliances
- Private Enclosed Garden With Patio & Turf Area
- Two Double Bedrooms With Fitted Wardrobes
- Walking Distance To Schools, College & local Shops
- Three Allocated Parking Spaces
- Come & View Our 360 Virtual Tour



## Entrance Hall

With stairs to first floor, radiator, bespoke fitted under-stairs storage.

## Cloakroom

W.C, wash hand basin, radiator. Window to front.

## Sitting Room

A bright and welcoming sitting room benefiting from natural light from windows and French doors that open onto the garden, built in storage cupboard, radiator.

## Kitchen

A contemporary kitchen featuring sleek wall and base units and white work surfaces over, inset one and a half bowl sink unit, built in appliances including fridge/freezer, double oven, 4 ring gas hob with extractor over It includes built-in appliances such as an oven and a gas hob, window to front. Cupboard housing boiler, radiator.

## First Floor Landing

Stairs to second floor, storage cupboard with custom shelves.

## Bedroom 2

Built in double wardrobe, radiator. window to rear.

## Bedroom 3

Built in wardrobe, radiator. Window to front.

## Bedroom 4

Radiator. Window to rear.

## Bathroom

A contemporary bathroom with a white suite including a bath with shower over, W.C, wash hand basin with vanity storage beneath. Built in storage cupboard. Window to front.

## Second Floor

### Bedroom 1

Loft access, built in storage cupboard, radiator. Window to front

### En-Suite

A modern shower room, fitted with a shower cubicle, W.C and wash hand basin. Skylight to rear.

### Outside

Off Road parking to the front for 3 vehicles, steps up to front door.

A well maintained garden which is mainly laid to lawn, patio area, garden shed, gate access to front, enclosed by fencing providing privacy and a safe area for children or pets.

### Agents Note

The estate charge for this home is £250 a year.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		94
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**EPC Rating: B Council Tax Band: D**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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