



## STONEY LANE, THURSTON

IP31 3SE

OFFERS OVER £325,000  
FREEHOLD

This charming three-bedroom terraced cottage is located in the highly sought-after village of Thurston, perfectly blending character features with modern living. The ground floor boasts a spacious and inviting sitting room centred around a wood burner, a separate study ideal for home working and a modern kitchen, dining room that overlooks the enclosed rear garden. Upstairs, the property offers three well-proportioned double bedrooms, all served by a family bathroom. Externally, the cottage enjoys beautifully maintained front and rear gardens, along with the rare benefit of a garage for storage and a driveway providing off-road parking. Situated in a village community, this delightful home puts excellent local amenities right on your doorstep.

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# STONEY LANE

- Beautifully Presented Terraced Three Bedroom Cottage
- Stylish Kitchen/Dining Room
- Spacious Sitting Room With Wood Burner
- Oil Fired Central Heating
- Study
- Garage & Off Road Parking
- Three Good Sized Bedrooms
- Close To Local Amenities & Transport Links
- Front & Enclosed Rear Garden
- Step Inside Today With Our 360 Virtual Tour!



## Entrance Hall

Welcoming entrance hall with understairs storage area. Stairs to first floor. Radiator.

## Sitting Room

Well-proportioned room with inset wood burning stove with brick surround. Window to rear. Radiator.

## Study

Window to front. Radiator.

## Kitchen/Dining Room

Modern kitchen with a range of wall and base cupboard and drawer units with worktops over. Inset sink and drainer. Built in electric oven, hob and extractor hood over and space for appliances. Window to front. Opening to the dining area with patio doors opening directly to the rear garden. Radiator.

## Landing

Airing cupboard and loft access. Radiator.

## Bedroom 1

Double room with built in storage. Window to rear. Radiator.

## Bedroom 2

Double room with window to front. Radiator.

## Bedroom 3

Built in storage cupboard. Window to rear. Radiator.

## Bathroom

WC and pedestal wash basin. Separate shower cubicle. Bath with handheld shower attachment over. Window to front. Heated towel rail.

## Outside

## Front Graden

The front garden is laid to lawn with a paved pathway and small patio area to the front door.

## Rear Garden

Fully enclosed rear garden with paved patio seating area. The remainder of the garden is a well-kept lawn surrounded with well stocked flower and shrub beds.

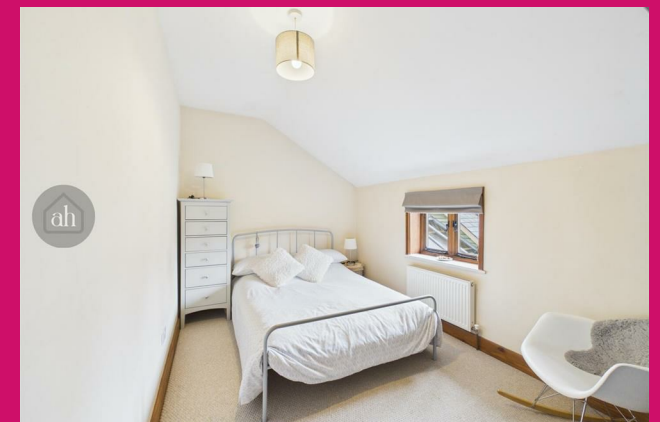
## Garage

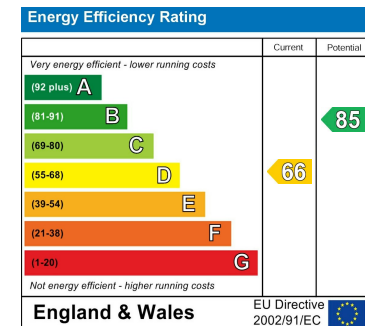
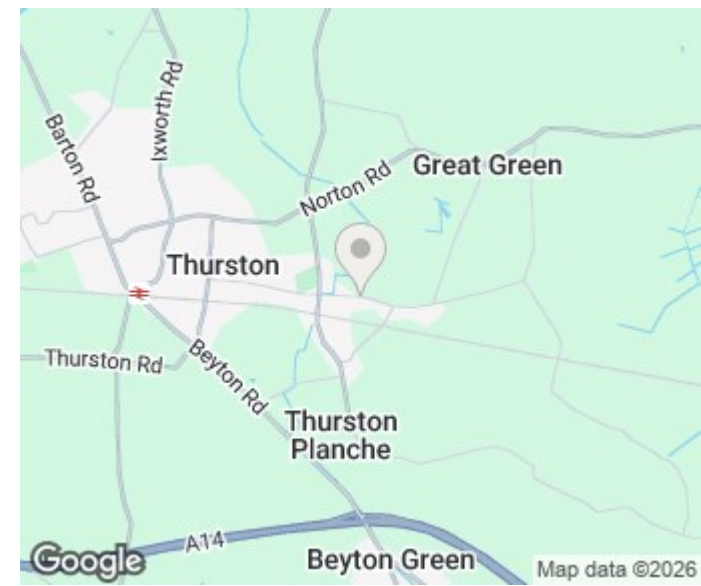
Block paved driveway leads to the off road parking and garage.

## Disclaimer

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

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