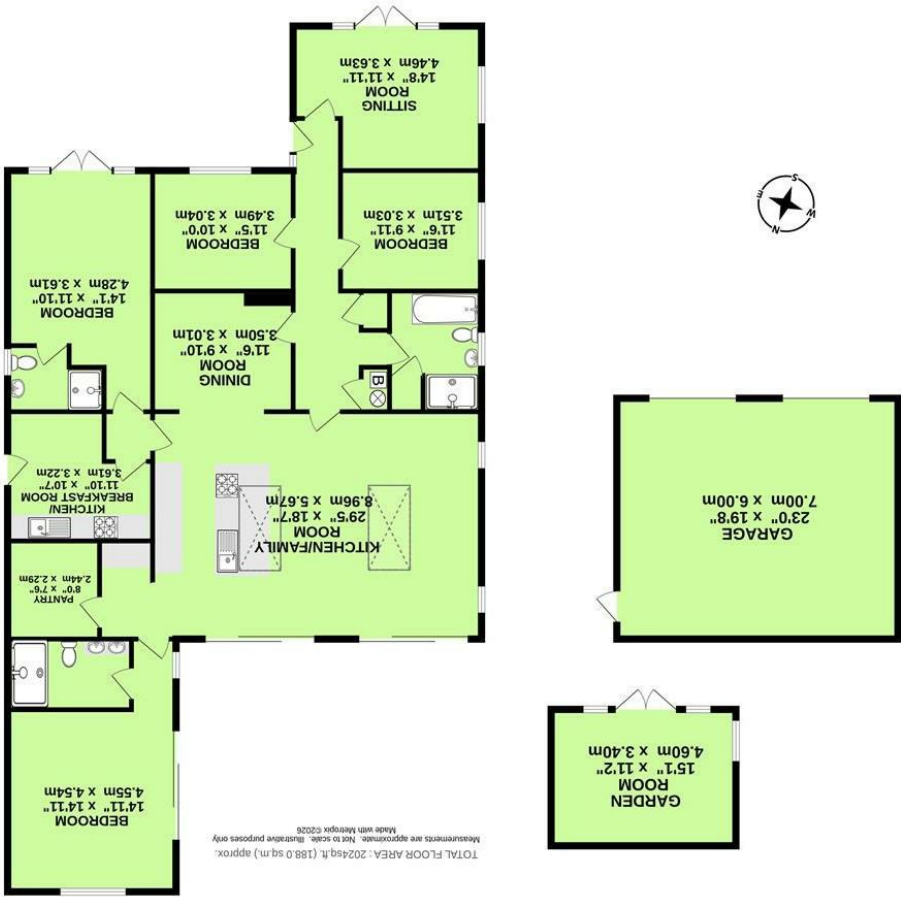


These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.





Heath Road, Thurston, Bury St. Edmunds IP31 3PJ

Guide Price £795,000

Exceptional newly renovated & extended 2000sqft detached bungalow with annexe / holiday let potential in the thriving village of Thurston.

This outstanding and individually designed bungalow offers beautifully renovated and extended accommodation, finished to an exceptionally high standard. The property combines stylish modern living with generous proportions and a bright, airy atmosphere throughout, all set within attractive and private gardens.

Enjoying a delightful position within the well-served village of Thurston, the home is conveniently located just a short walk from a range of local amenities, including shops, schools, and transport links.

The superb accommodation comprises a welcoming entrance hall leading through to a stunning open-plan kitchen/family room - truly the heart of the home - featuring an impressive roof light and two sets of elegant sliding glass doors opening onto a large terrace and rear gardens, flooding the space with natural light. The kitchen is fitted with an extensive range of bespoke units, integrated appliances, and a central island with sink and hob. A walk-in pantry and a separate dining room complete the main living area.

The sitting room provides a comfortable and inviting space with a side window and French doors opening onto the southerly aspect garden.

The principal bedroom suite enjoys its own access to the gardens via sliding doors and features a luxurious en-suite shower room. Two further bedrooms are served by a high-quality family bathroom with both a bath and a separate shower enclosure.

A connecting door from the kitchen/family room leads to the annexe/holiday let accommodation, which offers excellent flexibility for multi-generational living or income potential. This includes an inner hall, a well-equipped kitchen/breakfast room with fitted units and integrated appliances, and a spacious double bedroom with French doors to the front garden and its own en-suite shower room.

Outside
The property is approached via a shingle driveway providing extensive parking, turning space, and access to the detached double garage with twin electric roller doors. The generous gardens are mostly laid to lawn and include a garden room and a large terrace, ideal for outdoor entertaining and al-fresco dining. There are also well-stocked flower beds along with a variety of trees and fruit trees.

Location
The property enjoys a delightful setting situated within walking distance of the excellent range of local facilities, which include a well-regarded community college, primary school, excellent shop/post office, garage with shop, pharmacy, hairdressers, library, cycle route to Bury St Edmunds, two public houses, community centre, village hall and church. Thurston has its own rail station, and the village is situated within four miles of the historic market town of Bury St Edmunds. Excellent access is gained to the A14 dual carriageway linking the East coast ports, Cambridge and London via the M11 motorway, and access to Stowmarket with its main line link to London.

Directions
When proceeding though the village towards Great Barton along Barton Road, turn left onto Heath Road where the driveway leading to the property will be found further on the right hand side.

Services
All mains services are connected. Gas fired radiator central heating

- Outstanding newly renovated and extended bungalow in delightful setting
- Parking for up to 6/7 cars, double garaging with twin electric doors
- Charming gardens with garden room and large terrace ideal for entertaining
- Walking distance to excellent local village facilities
- Beautifully presented accommodation with a bright and airy atmosphere
- Stunning "live-in" kitchen/family room, pantry
- Sitting room, dining room
- Principal bedroom with en-suite
- Two bedrooms, family bathroom
- Integral annexe/holiday let accommodation including hall, kitchen breakfast room, double bedroom with en-suite

(under floor in new extension area).
Council - Mid Suffolk Tax Band C
Broadband speed: Up to 80 mbps available (Source Ofcom)
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)
Flood Risk: River & Sea - Very Low Risk / Surface Water - High Risk
(The vendors have had no issues with flooding at the property)

