



## ROOKS MEAD, THURSTON BURY ST EDMUNDS, IP31 3FZ

£800,000  
FREEHOLD

An individually designed four-bedroom detached family home situated on the outskirts of the popular village of Thurston, offering an exceptional blend of space and style. This beautifully home features an open plan entrance leading to a striking kitchen/dining/family room measuring over 34 x 15ft, thoughtfully created with the modern family in mind. The sitting room is a lovely bright space fitted with a log burner and Bi-folding doors opening to the rear garden. The ground floor also boasts a stylish cloakroom, utility and a versatile study, with underfloor heating throughout the property. Upstairs, the high standard of finishes continues with a superb master suite complete with built-in wardrobes, Juliet balcony enjoying the garden view and a sleek en suite fitted with a TV and finished to a very high standard. There is a further three generous sized bedrooms served by a luxury family bathroom. Outside, the property enjoys ample off-road parking and a lovely large rear garden with a well-maintained lawn and patio area. There is an added benefit of a purpose-built garden studio ideal for to use as a gym or a further office space, fitted with spotlights an air conditioning unit and fully insulated. Viewing is essential to truly appreciate the space, quality finishes and setting of this exceptional home.

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# ROOKS MEAD

- Beautiful & Individually Designed Executive 4 Bedroom Family Home
- Stunning Bespoke Kitchen/Dining/Family Room
- Sitting Room With Log Burner and Bi-Folding Doors
- Air Source Heat Pump & Underfloor Heating
- Master Bedroom With Luxury En-Suite
- Three Further Double Bedrooms Seved By A Family Bathroom
- Ground Floor Study
- Large Rear Garden With Purpose Built Garden Studio
- Utility & Cloakroom
- No onward chain



## Entrance Hall

Impressive entrance hall with herringbone amtico flooring throughout. Bespoke built in storage cabinets wood wall feature panelling. Wooden staircase to first floor. Window to side.

## Cloakroom

WC and wash basin vanity unit. Wood panelling and feature tiled flooring.

## Study

Spacious room with amtico flooring and built-in low-level storage. Window to front with shutters.

## Utility Room

Stylish range of wall and base cabinets with work tops over and inset butler sink. Built in tall units for storage and space for a washing machine. Door and window to the side.

## Sitting Room

Generous size room with inset log burner. Bespoke built in shelving and cupboards for storage. Wall wood panelling and amtico flooring. Bi-folding doors opening to the rear garden and doubled doors to the kitchen/family room.

## Kitchen/Dining/Family Room

Bespoke and well-designed kitchen with a range of wall and base drawer and cabinets, with ample work tops over. Inset sink and drainer. Integral dishwasher and Rangemaster oven with hob and extractor hood over. Stylish granite topped Island with further cabinets and drawer units, with an integral wine cooler. Further pantry style cabinets offering plenty of storage. Window to front and two side windows with shutters. Opening to the large dining, family room with bi-folding doors leading to the rear garden.

## Landing

Bright open space with double cupboard and window to side with shutter.

## Bedroom 1

Double bedroom with built in wardrobes. Juliet balcony with double doors opening to the rear. Air conditioning unit

## En-Suite

Stylish fully tiled en-suite with WC and wash basin vanity unit. Separate shower cubicle with waterfall shower head and separate handheld shower head. Free standing roll top bath with built-in TV. Window to side with shutters. Heated towel rail.

## Bedroom 2

Large double room with two single built in wardrobes. Eaves storage and two Velux windows and window to rear with shutters

## Bedroom 3

Double room with fitted wardrobe and window to front with shutters. Loft access

## Bedroom 4

Double room with fitted wardrobe and window to side with shutter.

## Bathroom

Luxury fully tiled bathroom with a free standing bath. WC and double hand wash basin vanity unit. Separate large shower cubicle with waterfall shower head and separate handheld shower head over. Window to side with shutters and heated towel rail.

## Front Garden

Blocked paved driveway with low maintenance gravel driveway to the front and side. Gated access to the rear.

## Rear Garden

A fully enclosed garden surrounded by part wall and fencing. A large patio seating area leading to a well-maintained lawn. Pathway leading to the fully functional garden studio and shed for storage. Double gate access to the side leading to a gravel driveway and second side access.

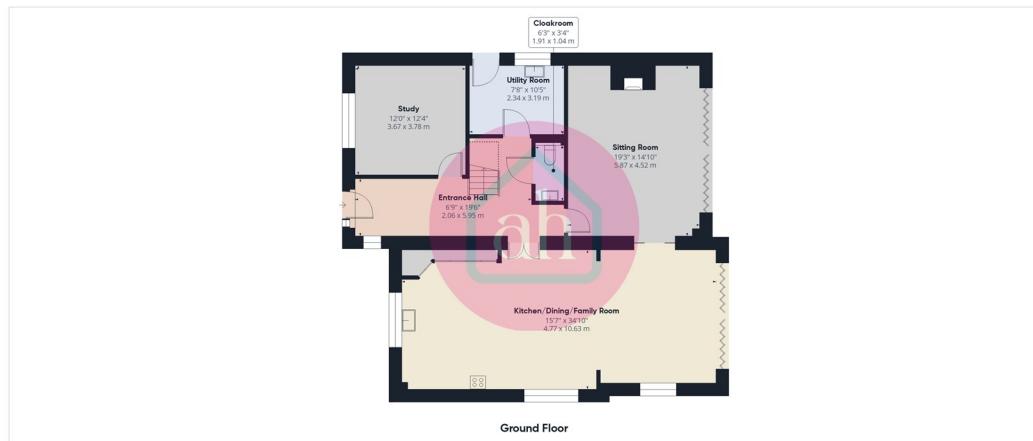
## Garden Studio

Fully purpose built, insulated garden studio, ideal as a gym or office space. Spot lights and power connected with heating and air conditioning unit.



## ROOKS MEAD





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Approximate total area<sup>(1)</sup>

2143 ft<sup>2</sup>

199 m<sup>2</sup>

Reduced headroom

34 ft<sup>2</sup>

3.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		92
(81-91)	<b>B</b>	87	
(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			
England & Wales		EU Directive 2002/91/EC	

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

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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