



RYEFIELDS, THURSTON

IP31 3TD

OIEO £400,000
FREEHOLD

Located in the highly sought-after village of Thurston, this spacious and chain-free detached four-bedroom home offers flexible living across four reception rooms, including a large sitting room, a bright modern conservatory providing 180° garden views, a well proportioned dining room and study. There is also a well-equipped kitchen/utility room. Upstairs the property features four bedrooms, including a master with en-suite and a family bathroom. Outside, the landscaped rear garden offers a peaceful, private retreat and the detached single garage and driveway provide ample parking and storage. This is a fantastic opportunity to secure a versatile home in a popular village setting.

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RYEFIELDS, THURSTON

- Chain Free - 4 Bedroom Detached Family Home
- Three Reception Rooms
- Master With En Suite Bathroom
- Gas Central Heating
- Conservatory With Views Of The Garden
- Ground Floor Cloakroom & Study
- Garage & Driveway For Parking
- Enclosed, Private Garden
- Excellent Transport Links & Close To Amenities
- Step Inside Today With Our 360 Virtual Tour!



Entrance Hall

Bright welcoming entrance hall with stairs to first floor. Wood laminate flooring. Radiator.

Study

Wood laminate flooring. Window to front. Radiator.

Cloakroom

WC and pedestal wash basin. Window to front. Radiator.

Dining Room

Good size room with double patio doors leading to the garden. Radiator.

Kitchen

Modern kitchen with matching wall and base cupboard and drawer units with ample work surface over. Inset sink and drainer. Space for appliances including washing machine, dishwasher and electric oven, hob and extractor fan over. Side door to the garden. Window to front and rear. Radiator.

Sitting Room

Well-proportioned room with feature electric fireplace and modern surround. Original wood burning stove still in situ behind fireplace, if required. Patio doors to conservatory. Window to front. Radiators.

Conservatory

Spacious, bright room providing 180° views of the garden.

Landing

Airing cupboard. Loft access via ladder to large loft space

Bedroom 1

Generous size double room with dual aspect window to front and rear. Radiators.

En-Suite

WC and pedestal wash basin. Shower cubicle with shower head over. Fully tiled. Window to side. Radiator.

Bedroom 2

Double room with window to rear. Radiator.

Bedroom 3

Double room with window to rear. Radiator.

Bedroom 4

Window to front. Radiator.

Bathroom

WC and pedestal wash basin. Bath with mixer taps with tiled surround. Window to front. Radiator.

Outside

Front Garden

Approached by a shingle driveway leading to garage offering parking. Pathway to the side gate access. Laid mainly to lawn, bordered by shrubs and a pathway to front door.

Rear Garden

Well-kept fully enclosed landscaped garden with two seating areas. The large main patio is surrounded by mature shrubs and borders and partly covered by a wooden pergola. The rest of the garden is laid mostly to lawn, surrounded by established trees and shrubs offering privacy. Side access to garage and gate access to front of property.

Garage

Up and over door. Door to the garden. Power connected

Disclaimer

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: D 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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