



## BARTON ROAD, THURSTON IP31 3QT

OIEO £250,000  
FREEHOLD

Located in the heart of the village of Thurston, this end terrace cottage offers the perfect blend of character and convenience. With local amenities and excellent transport links, including a nearby train station. The cottage features a spacious sitting/dining room with a cozy open fireplace, creating a warm and inviting space, complemented by a modern kitchen. Upstairs, you will find two double bedrooms and a bathroom with a luxurious roll-top bath, all set within a home full of charming features and generous accommodation. Outside, enjoy a lovely garden at the rear and a garage, providing both outdoor space and practical parking solutions. An ideal home for those seeking village living.

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# BARTON ROAD

- Well Presented End Terrace Cottage
- Spacious Sitting/Dining Room With Open Fire Place
- Two Double Bedrooms
- Oil Fired Central Heating
- Well Appointed Kitchen
- Garage & Parking
- Within Walking Distance To Local Amenities & Transport Links
- Bathroom With Roll Top Bath
- Viewing Is Highly Recommended
- Step Inside Today With Our 360 Virtual Tour!



## Entrance Hall

Door to sitting room.

## Sitting Room

Well-proportioned room with open fireplace, feature surround and hearth. Built in storage cupboard and window to front. Two radiators.

## Kitchen

Modern kitchen with a range of wall and base cupboard and drawer units with ample work tops over. Inset sink and drainer. Integrated electric oven, hob and extractor hood over. Space for kitchen washing machine fridge and freezer. Understairs cupboard and windows to rear. Door opening directly to the rear garden. Stairs to first floor. Radiator.

## Landing

With loft access and airing cupboard. Window to rear and radiator.

## Bedroom 1

Double room with built in storage cupboard. Window to front and radiator.

## Bedroom 2

Double room with window to rear. Radiator.

## Bathroom

WC and pedestal wash basin. Roll top bath and claw feet, with electric shower head over. Window to front and tiled flooring. Heated towel rail.

## Outside

Front garden is laid to lawn with a pathway to the front door. A side shared driveway leading to the garage at the back of the property. The rear garden is fully enclosed by fencing with a patio seating area and low maintenance shrub and shingle border with a small pond. Pathway to the storage shed and side gated access.

## Garage

Up and over door.



## BARTON ROAD





Ground Floor Building 1



Floor 1 Building 1

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

760 ft<sup>2</sup>  
70.7 m<sup>2</sup>

Reduced headroom  
3 ft<sup>4</sup>  
0.2 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.

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Ground Floor Building 2

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D		
(39-54) E		47
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: E    Council Tax Band: B

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

allhomes  
28 Thurston Granary, Thurston  
Bury St Edmunds  
Suffolk  
IP33 3QU

01359 234444  
mail@allhomes.uk.com  
allhomes.uk.com

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