



## KINGS ROAD, THURSTON

IP31 3GE

£385,000  
FREEHOLD

Situated in the charming village of Thurston, this modern detached house presents an excellent opportunity for those seeking a comfortable and stylish home. The property boasts three spacious double bedrooms, with the master bedroom featuring an en-suite bathroom. The well-designed layout includes a welcoming reception room that flows seamlessly into a contemporary kitchen and dining area, perfect for both entertaining guests and enjoying family meals. A utility room enhances the practicality of the home, while a cloakroom adds to the overall functionality. Outside, the property benefits from a garage and well-maintained gardens, providing ample space for outdoor activities and relaxation.

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# KINGS ROAD

- Well Presented Three Bedroom Home • Master Bedroom With En-Suite • Spacious Sitting Room • Gas Fired Central Heating • Modern Kitchen/Dining room • Garage and Driveway For Parking • Utility Room & Ground Floor Cloakroom • Enclosed Rear Garden • Close To Village Amenities & Transport Links • Come & View Our 360 Virtual Tour



## Entrance Hall

Stairs to first floor, under stairs storage cupboard. Radiator.

## Cloakroom

W.C, vanity wash hand basin. Radiator.

## Sitting Room

Bay window to front aspect. Radiator.

## Kitchen/Dining Room

Fitted with a range of matching wall and base level units with Quartz work tops over, inset sink unit. Integrated appliances to include double oven with 4 ring gas hob and extractor over, fridge/freezer, dishwasher. Cupboard housing boiler. Window and French doors to rear. Radiator.

## Utility

Base unit with Quartz work top over, inset sink unit, integrated washing machine. Door to side. Radiator.

## Landing

Built in storage cupboard. Loft access.

## Bedroom 1

Built in wardrobe. Two windows to front. Radiator.

## En-Suite

Shower cubicle, W.C, wash hand basin. Heated towel rail. Radiator.

## Bedroom 2

Window to rear. Radiator.

## Bedroom 3

Built in wardrobe. Window to rear. Radiator.

## Bathroom

Bath with shower over, W.C, wash hand basin. Heated towel rail. Window to front.

## Outside

To the front the garden is laid to lawn with hedge border, path to front door. There is a driveway to the side leading to the garage.

To the rear the garden is west facing, it is laid to lawn with patio area, flower and shrub borders. The garden is enclosed by fencing.

## Garage

With up and over door, courtesy door to garden.

## Agent's Note

Current service/estate charges are £231 per year, they are reviewed annually.

## Disclaimer

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## KING ROAD





| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>93</b> |
| (81-91) <b>B</b>                            | <b>83</b>               |           |
| (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 |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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

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