



FIELD VIEW, THURSTON, IP31 3TL

£250,000
LEASEHOLD

Set within a select and well-maintained retirement complex for the over 55's, this extended two-bedroom link-detached bungalow is presented in excellent order throughout. The accommodation includes a stylish modern kitchen and bathroom, bright and welcoming living space and a conservatory overlooking the garden. Outside, the property benefits from a garage and an attractive, low-maintenance landscaped garden, ideal for easy living. Quietly positioned yet conveniently located, the bungalow is within easy reach of local shops, the train station and a nearby bus stop, making it a perfect blend of comfort, convenience and community.

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FIELD VIEW

- 2 Bedroom Link Detached Bungalow • Chain Free • Located Within A Retirement Complex For Over 55's • Electric Heating • Garage & Parking • Spacious Sitting/Dining Room • Conservatory With Views Of The Garden • Well Kept Gardens to Front & Rear • Close To Local Village Amenities & Transport Links • Step Inside Today With Our 360 Virtual Tour!



Entrance Hall

Welcoming entrance hall with an airing cupboard and loft access. Emergency pull cord and storage heater.

Kitchen

Modern kitchen with fitted wall and base cupboard and drawer units and ample work tops over. Inset sink and drainer. Electric hob with extractor hood over, eye level fitted oven. Space for washing machine and full fridge freezer. Window to front, side door access.

Sitting/Dining Room

Spacious room with electric fireplace and hearth. Emergency pull cord and storage heater. Opening to the dining room with storage heater. Windows to rear and side, French doors to side.

Bedroom 1

Double room with double wardrobes. Emergency pull cord and window to rear. Storage heater.

Bedroom 2

With single wardrobes. Emergency pull cord and window to front. Wall mounted heater.

Shower Room

Fully tiled suite with WC, wash basin and shower cubicle. Emergency pull cord and window to front. Heated towel rail.

Conservatory

With views of the garden and door opening to the patio area. Storage heater.

Outside

Front Garden

Low maintenance with decorative stone shrub beds. A driveway leading to a single garage. Pathway to front door and gated rear access.

Rear Garden

Blocked paved large patio seating area and the remainder of the garden is laid to artificial lawn, with shrub and mature hedge borders. Pathway to gated front access.

Garage

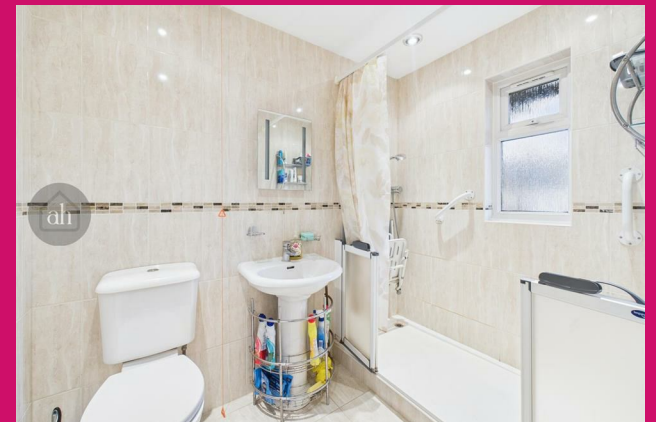
Electric roller door fitted in 2025. Power and light.

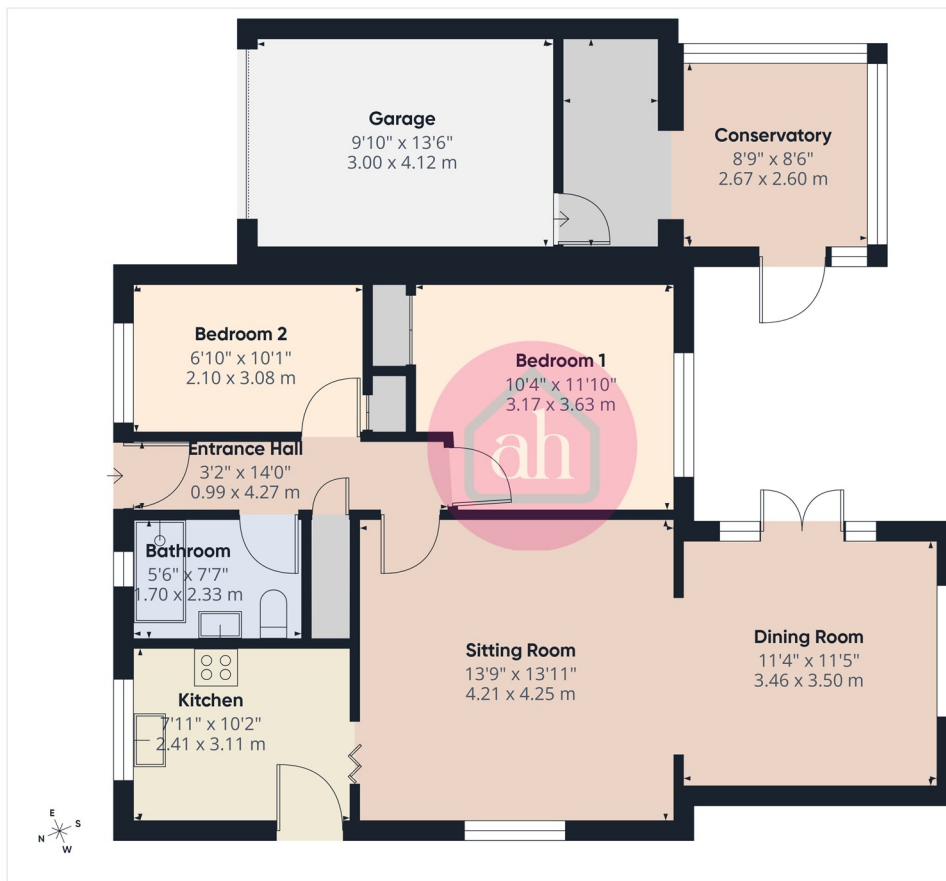
Agent's Note

A charge of approximately £1605.62 per year is payable to Flagship housing, this includes the following benefits: scheme coordinator, alarm system, window cleaning, communal grounds maintenance, external property repairs and buildings insurance.



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Approximate total area⁽¹⁾
979 ft²
90.9 m²

(1) Excluding balconies and terraces

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) A			
(81-91) B			84
(69-80) C			
(55-68) D		55	
(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: C

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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