

**MEADOW BROWN WAY
THURSTON, IP31 3TU
FOR SALE**

- JUST 5 YEARS OLD
- MODERN THROUGHOUT
- BEAUTIFULLY PRESENTED
- TWO DOUBLE BEDROOMS
- FREEHOLD
- GARDEN
- CAR PORT
- EPC B
- COUNCIL TAX BAND B



PRICE
£245,000



GD Estates are delighted to bring to market this modern and beautifully presented two-bedroom coach house, ideally situated on Meadow Brown Way in the sought-after village of Thurston.

Constructed just five years ago, the property remains in excellent condition throughout and benefits from approximately five years remaining on its NHBC warranty.

The well-appointed internal accommodation comprises two generous double bedrooms, a bright and spacious open-plan living room and kitchen, and a contemporary bathroom.

Externally, the property offers a car port providing off-road parking and useful storage, along with the rare advantage of a private rear garden.



LOCATION:

Thurston is a picturesque and well-connected village located just 7 miles east of the historic market town of Bury St Edmunds.

Local amenities include a selection of convenience stores, a chemist, butcher, veterinary practice, and popular public houses. Thurston also benefits from excellent educational facilities, with both a primary school and the well-regarded Thurston Community College located within the village.

Transport links are a key feature of Thurston's appeal. The nearby A14 provides easy access to Bury St Edmunds, Ipswich, Cambridge, and London via the M11. Additionally, Thurston Railway Station offers direct mainline services to London Liverpool Street, making it an ideal location for commuters and those seeking village life with excellent connectivity.

ENTRANCE HALLWAY:

Entry to the property is via a private ground-floor composite door, leading into the entrance hallway, which features a radiator. Stairs rise from here to the first-floor landing.

The spacious landing benefits from two Velux windows allowing natural light, a further radiator, and a useful storage cupboard.

LIVING ROOM/KITCHEN 19' 8" X 12' 10" (5.99M X 3.91M):

The property boasts a light and airy open-plan living room and kitchen, providing a versatile and sociable living space.

The kitchen is fitted with a range of wall-mounted and under-counter cabinets, complemented by square-edge granite-effect worktops. There is an inset stainless steel sink with drainer and mixer tap, along with an integrated electric oven and gas hob with extractor hood above. Further benefits include space for a fridge-freezer, as well as space and plumbing for both a dishwasher and washing machine.

The living area offers ample room for a lounge suite and a dining table with chairs, enjoying plenty of natural light from a uPVC window to the front aspect and two Velux windows. The space is further enhanced by two radiators.



BEDROOM 1

12' 9" x 11' 6" (3.89m x 3.51m):

Double bedroom featuring a storage cupboard, uPVC window to front aspect and one radiator.

BEDROOM 2

12' 8" x 7' 6" (3.86m x 2.29m)

Second double bedroom with a cupboard housing the boiler and providing additional storage, a uPVC window to the front aspect, and a radiator.



BATHROOM

7' 3" x 6' 8" (2.21m x 2.03m):

Modern three-piece white suite comprising a panelled bath with mains shower and shower screen over, low-level WC, and pedestal wash hand basin. There is a radiator and a Velux window to the rear aspect.

EXTERNALLY:

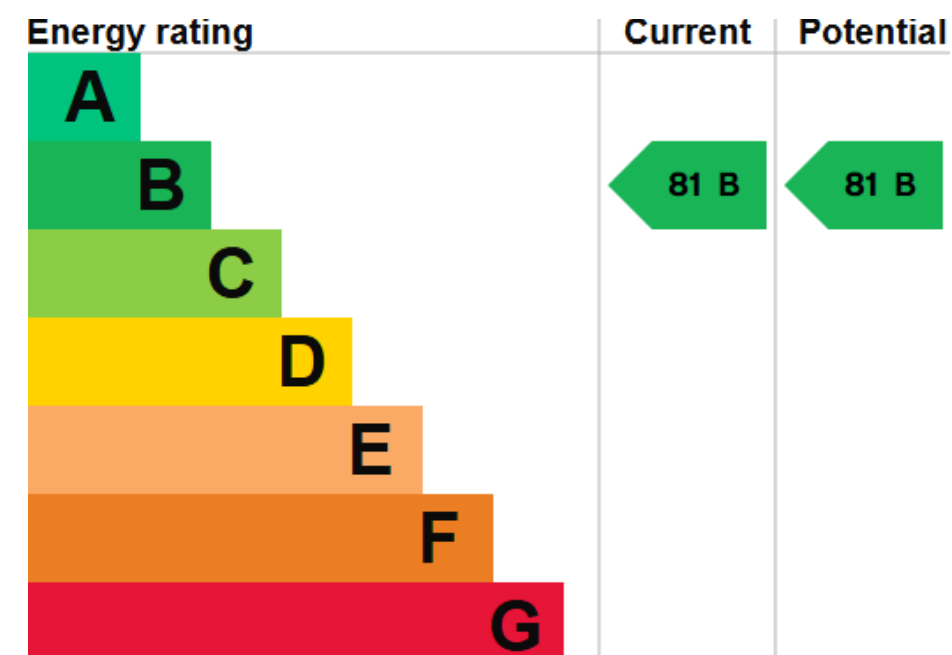
To the front, there is off-road parking, along with a car port providing covered parking and additional storage. The property further benefits from the rare addition of a rear garden, which is predominantly laid to lawn, with a pathway leading to the front of the property.

SERVICES:

The property offers mains gas, water, drainage and electricity. Gas fired central heating.

TENURE:

The property is FREEHOLD and will be sold with vacant possession.



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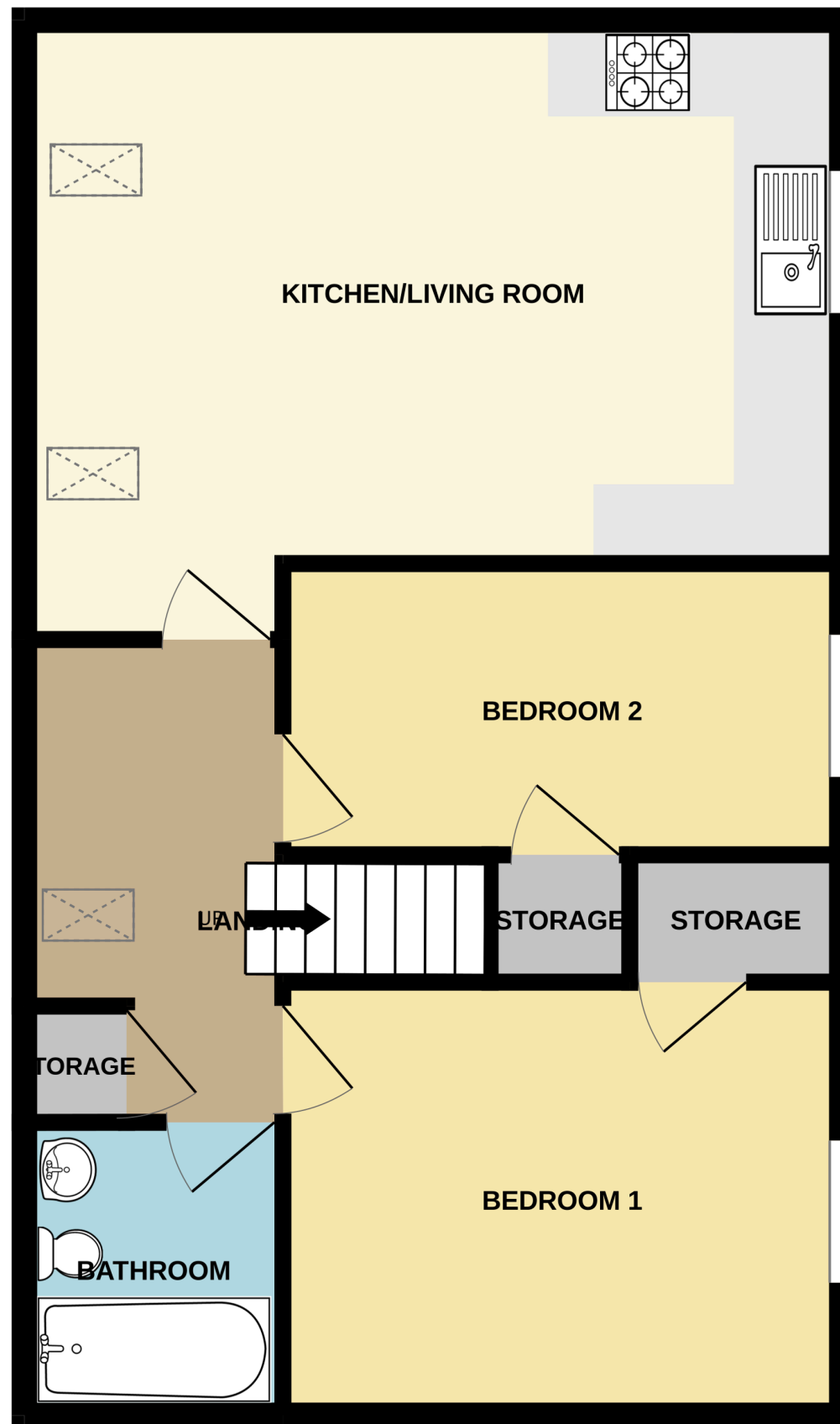
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