



OLD CANNON WAY, THURSTON IP31 3GF

£300,000
FREEHOLD

This immaculate semi-detached home on the popular Grange Park development in the village of Thurston, offers stylish accommodation throughout, starting with beautiful Karndean oak-effect flooring across the ground floor. The layout features a welcoming sitting room, an inner hallway with ample storage and convenient cloakroom. A thoughtfully designed kitchen/dining room with views of the rear garden. Upstairs, you will find three well-proportioned bedrooms, including a master bedroom with its own en-suite and a further family bathroom. Outside, the property boasts a beautifully kept, fully enclosed rear garden perfect for relaxing, while the front offers dedicated allocated parking for two vehicles. Viewing is highly recommended to appreciate the finish and village location of this home.

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OLD CANNON WAY

- Beautifully Presented Three Bedroom Home
- Stylish Kitchen/Dining Room
- Master Bedroom With En-Suite
- Gas Fired Central Heating
- Allocated Parking For Two Vehicles
- Spacious Sitting Room
- Groundfloor Cloakroom
- Well Presented Enclosed Rear Garden
- Within Walking Distance To Local Community Amenities
- Step Inside Today With Our 360 Virtual Tour!



Entrance Hall

Welcoming entrance hall with stairs leading to the first floor. Radiator.

Sitting Room

Well proportioned room with window to front. Radiator.

Inner Hall

Opening to the kitchen/dining room. Large understairs storage cupboard.

Cloakroom

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

Kitchen/Dining Room

Stylish kitchen with a range of wall and base cupboard and drawer units with ample worktops over. Ceramic inset sink and drainer. Integrated electric oven, four ring gas hob with extractor hood over and dishwasher. Space for washing machine and fridge freezer. Opening to a dining area with window to rear and French doors opening directly to the rear garden. Radiator.

Landing

Loft access

Bedroom 1

Double room with window to front. Radiator.

En-Suite

Stylish suite, WC and pedestal wash basin. Feature tiled shower cubicle. Window to front. Radiator.

Bedroom 2

Double room with wood panelling. Window to rear. Radiator.

Bedroom 3

Built in wardrobe. Window to rear. Radiator.

Bathroom

Contemporary suite, WC and pedestal wash basin. Bath

surrounded by feature tiles and handheld shower attachment. Window to side. Radiator.

Outside

Driveway to front with allocated parking for two vehicles. Fully enclosed rear garden with a pergola covered paved patio seating area and paved pathway to gated access to the front. The remainder of the garden is laid to lawn with low maintenance shingle flower beds.

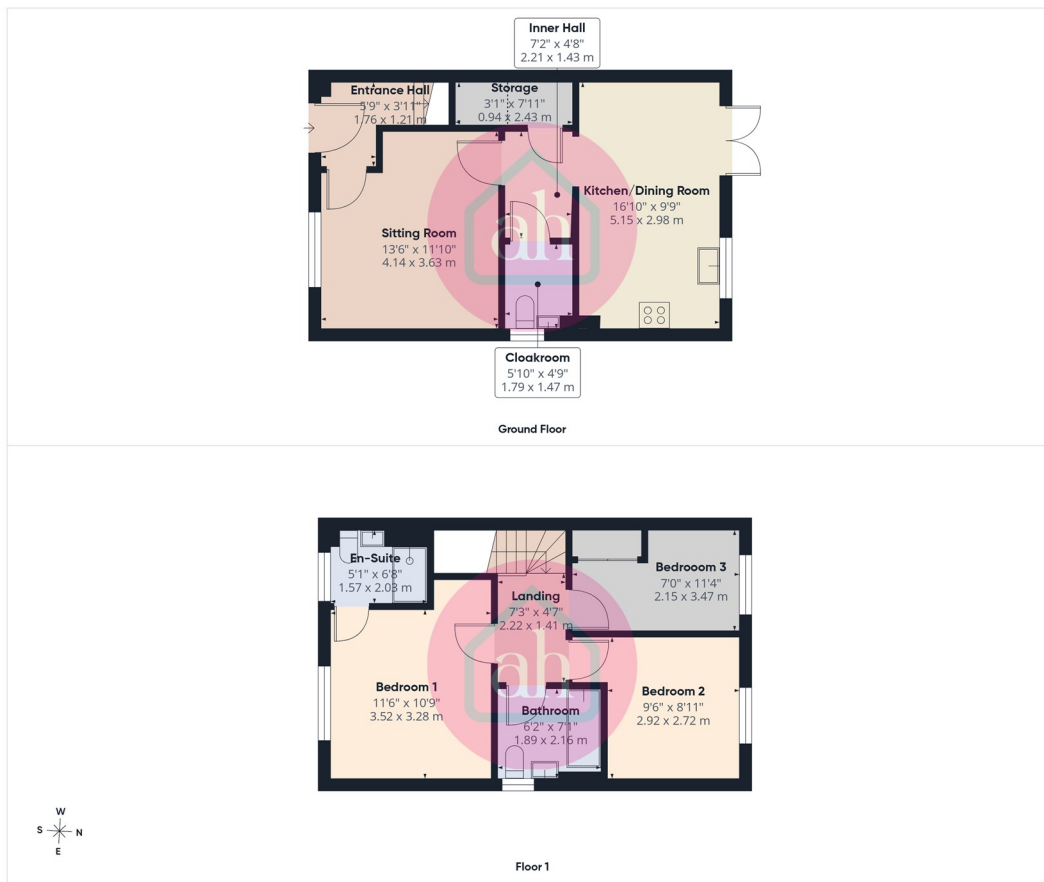
Agent's Note

Current estate charges are £289.98 reviewed January 2027.

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Approximate total area⁽¹⁾
867 ft²
80.5 m²

Reduced headroom
10 ft²
0.9 m²

(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.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: B Council Tax Band: C

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