



CLOVERFIELDS, THURSTON

IP31 3TJ

£280,000
FREEHOLD

A well-presented three-bedroom semi-detached home, located in a highly sought-after area of Thurston. Step into the welcoming entrance hall, complete with a convenient cloakroom. The sitting room offers a well-proportioned space to unwind, filled with natural light from its bay window. At the heart of the house is a bright, modern kitchen and dining room, creating the perfect space for family meals and entertaining. Upstairs, three comfortable bedrooms all served by a well-appointed family bathroom. Outside, the property enjoys the added benefit of a garage and off-road parking, along with a good sized enclosed rear garden that is perfect for the whole family. Ideally located close to excellent local amenities and transport links, the home is ideal for a wide range of buyers looking to settle into a vibrant community.

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CLOVERFIELDS

- Well Presented Three Bedroom Home
- Kitchen/Dining Room
- Spacious Sitting Room
- Gas Fired Central Heating
- Garage & Driveway Parking
- Ground Floor Cloakroom
- Enclosed Rear Garden
- Within Walking Distance To Local Amenities & Transport Links
- Viewing Is Highly Recommended
- Step Inside Today With Our 360 Virtual Tour!



Entrance Hall

Welcoming entrance hall with a window to side. Storage cupboard. Tiled flooring. Radiator.

Cloakroom

WC and wash basin. Tiled flooring. Radiator.

Sitting Room

Well-proportioned room with bay window to front enjoying plenty of natural light. Stairs to the first floor. Radiator.

Kitchen/Dining Room

Modern kitchen with a range of wall and base cupboard and drawer units and ample work tops over. Inset sink and drainer. Space for all kitchen appliances and built in electric oven with gas hob and extractor hood over. Wall mounted boiler. Two windows to rear and door leading to the rear garden. Opening to a dining area. Radiator.

Landing

Loft access. Storage cupboard and airing cupboard. Window to side.

Bedroom 1

Double room with storage cupboard. Window to front. Radiator.

Bedroom 2

Window to rear. Radiator

Bedroom 3

Window to front. Radiator.

Bathroom

Fully tiled, WC and pedestal wash basin. Bath with shower head over and shower screen. Window to rear. Heated towel rail.

Outside

Front Garden

Block paved driveway leading directly to the garage. Small lawn area surrounded by picket fencing.

Rear Garden

Fully enclosed good sized rear garden with a paved patio and well-kept lawn. Side gate access to the front.

Garage

Up and over door. Side personal door to garden. Power and light connected.

By law, Move Plus are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale.

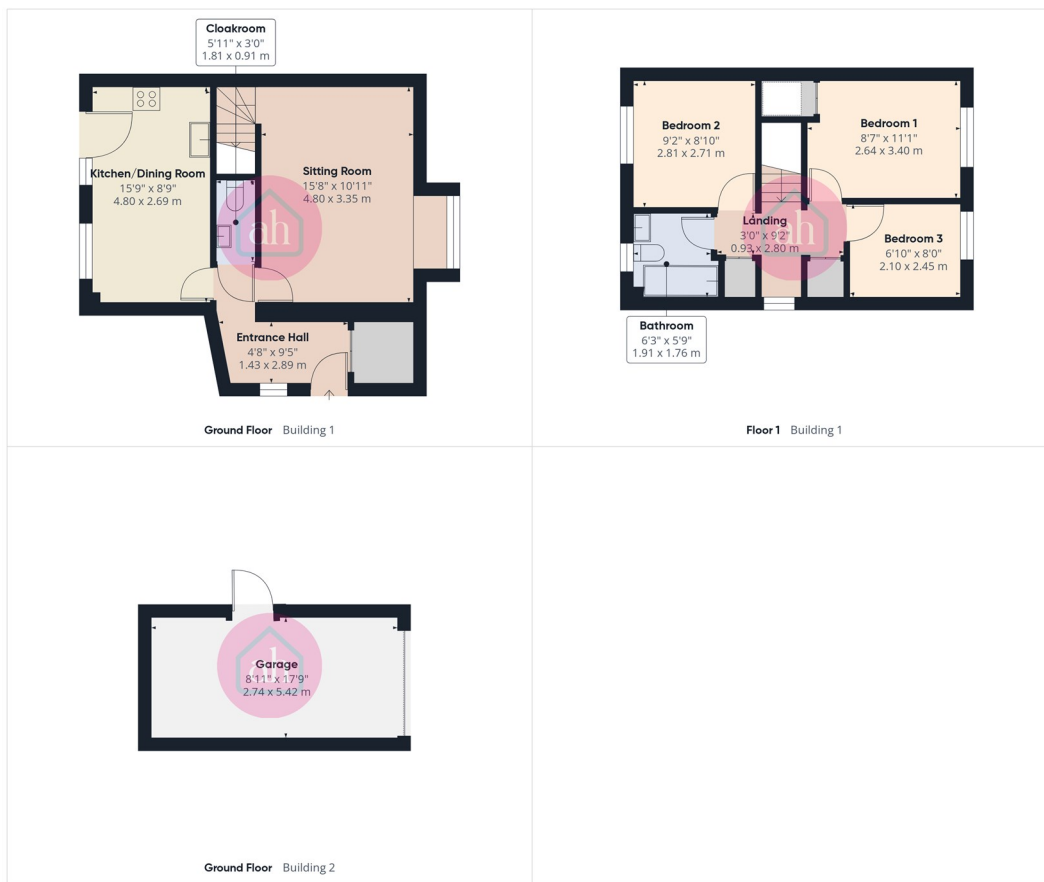
Additional charges (if applicable):

- £25 + VAT per giffor



CLOVERFIELDS





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Approximate total area^m

936 ft²
86.9 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		
(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: Council Tax Band: B

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