

## DOUBLE ROAD, THURSTON, IP31 3UJ

£260,000  
FREEHOLD

A well-presented semi-detached home offering comfortable and modern living throughout. The property features a convenient ground floor cloakroom, a spacious bright sitting room and a stylish kitchen/dining room with direct access to the rear garden, ideal for entertaining. Upstairs, you will find three bedrooms, with an ensuite to the master bedroom for added convenience and a family bathroom serving the further bedrooms. The front and rear gardens offer low maintenance outdoor space for the family to enjoy and in addition the property benefits from allocated parking to the rear. The location of the property in Thurston provides easy reach to village amenities and transportation links within a friendly community.

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# DOUBLE ROAD

- Well Presented Semi-Detached Home
- Stylish Kitchen/Dining Room
- Allocated Parking
- Gas Fired Central Heating
- Master Bedroom With En-Suite
- Spacious Sitting Room
- Well Kept Rear Garden
- Close To Village Amenities & Transport Links
- Viewing Is Highly Recommended
- Step Inside Today With Our 360 Virtual Tour!



## Entrance Hall

Welcoming entrance hall with stairs leading to the first floor. Consumer unit and radiator.

## Cloakroom

WC and corner wash basin. Window to front and radiator.

## Sitting Room

Well-proportioned room with under stairs cupboard. Window to front and radiator.

## Kitchen/Dining Room

Modern shaker style kitchen with a range of wall and base cupboard and drawer units with work tops over. Inset sink and drainer. Integral appliances include the electric oven, induction hob with extractor hood over and dishwasher. There is space for a full fridge freezer and washing machine. Opening to the dining area ideal for entertaining with feature panelled wall, French doors directly opening to the rear garden, a rear window and radiator.

## Landing

With an airing cupboard and loft access.

## Bedroom 1

Double room with a fitted wardrobe and useful storage cupboard. Window to front and radiator.

## En-Suite

Stylish suite, WC and pedestal wash basin. Fully tiled corner shower cubicle with a rain shower head and separate handheld shower head. Window to side and heated towel rail.

## Bedroom 2

Window to rear and radiator.

## Bedroom 3

Window to rear and radiator

## Bathroom

Modern suite, WC and pedestal wash basin, bath with tap. Window to side and radiator.

## Outside

## Front Garden

The front garden is laid to a small lawn with pathway to the front door.

## Rear Garden

Fully enclosed garden with a covered patio seating area, remainder of the garden is laid to lawn and raised flower beds. Shed for storage and side gated access to the side driveway and parking to the rear of the property.

## Parking

Allocated parking to the rear of the property.

## Agent's Note

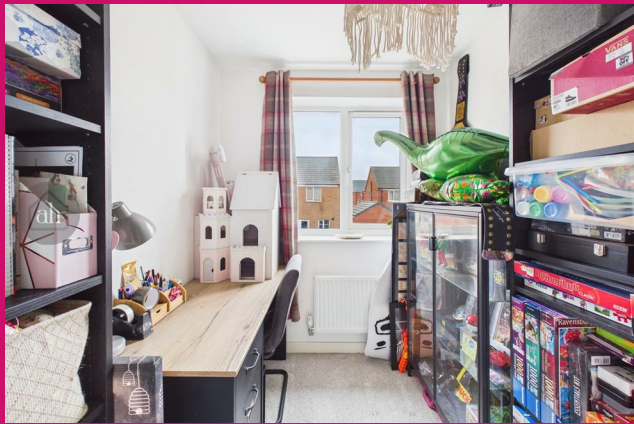
The service/estate charge is currently £144 annually

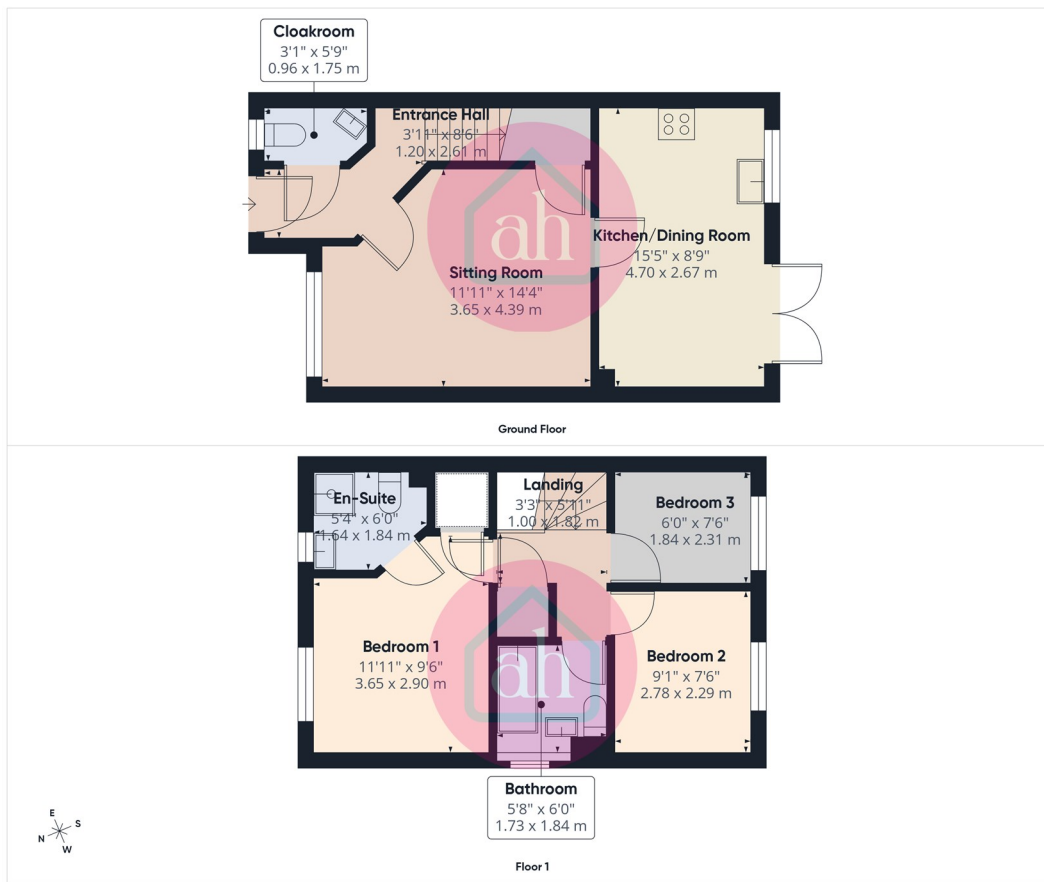
## Disclaimer

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# DOUBLE ROAD





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Approximate total area<sup>m</sup>  
705 ft<sup>2</sup>  
65.6 m<sup>2</sup>

(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) <b>A</b>		<b>97</b>
(81-91) <b>B</b>	<b>84</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: B**

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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