

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

- JUST 5 YEARS OLD
- MODERN THROUGHOUT
- BEAUTIFULLY PRESENTED
- TWO DOUBLE BEDROOMS
- STILL WITHIN NHBC WARRANTY
- OFF-ROAD PARKING
- EPC B
- COUNCIL TAX BAND B



PRICE
£255,000



GD Estates are delighted to present this modern, beautifully maintained two-bedroom semi-detached home on Meadow Brown Way, Thurston, offered to the market chain free.

Built just five years ago, this attractive property remains in excellent condition throughout and benefits from approximately five years remaining on its NHBC warranty, providing additional peace of mind for prospective buyers.

The well-designed accommodation comprises two double bedrooms, a bright and spacious open-plan living, dining and kitchen area, a contemporary family bathroom, and a convenient ground-floor cloakroom.

Externally, the property enjoys a fully enclosed rear garden, together with off-road parking for two vehicles.

This stylish and low-maintenance home would make an excellent first-time purchase, investment opportunity, or downsizing option, and early viewing is highly recommended.



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 composite door into the entrance hallway. There are stairs rising to the first floor, a radiator, and access to all ground-floor accommodation.

LIVING ROOM/KITCHEN
14' 10 (MAX)" X 11' 6 (MAX)" (4.52M X 3.51M)

This light and airy open-plan living space incorporates a modern kitchen fitted with a range of wall-mounted and base cabinets complemented by granite-effect worktops. There is an inset stainless-steel sink with drainer and mixer tap, an integrated electric oven and gas hob with extractor hood over, and space and plumbing for both a dishwasher and washing machine, as well as space for a fridge-freezer.

The living area offers ample room for a lounge suite and a dining table with chairs. A composite door provides access to the rear garden, and uPVC windows to the front and rear aspects Two radiators complete the room.

CLOAKROOM:

Featuring a low-level WC, pedestal wash hand basin, radiator, and an obscure uPVC window to the side aspect.

LANDING:

With a loft hatch, radiator, and uPVC window to the side aspect. The landing provides access to all first-floor accommodation.



BEDROOM 1

12' 4 (MAX)" x 10' 8 (MAX)" (3.76m x 3.25m):

Double bedroom with built in wardrobes, one radiator and uPVC window to rear aspect.

BEDROOM 2

11' 1" x 7' 9" (3.38m x 2.36m):

Second double bedroom with uPVC window to front aspect and one radiator.

BATHROOM

6' 8" x 6' 0" (2.03m x 1.83m):

The bathroom is fitted with a modern three-piece white suite comprising a panelled bath with mains-fed shower and glass screen over, pedestal wash hand basin, and low-level WC. Additional features include a radiator and a uPVC window to the front aspect, allowing for natural light.

EXTERNALLY:

Externally, the property benefits from a fully enclosed rear garden, predominantly laid to lawn with a patio area, providing an ideal space for outdoor dining and entertaining.

A rear gate provides access to the property's two allocated off-road parking spaces.

SERVICES:

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

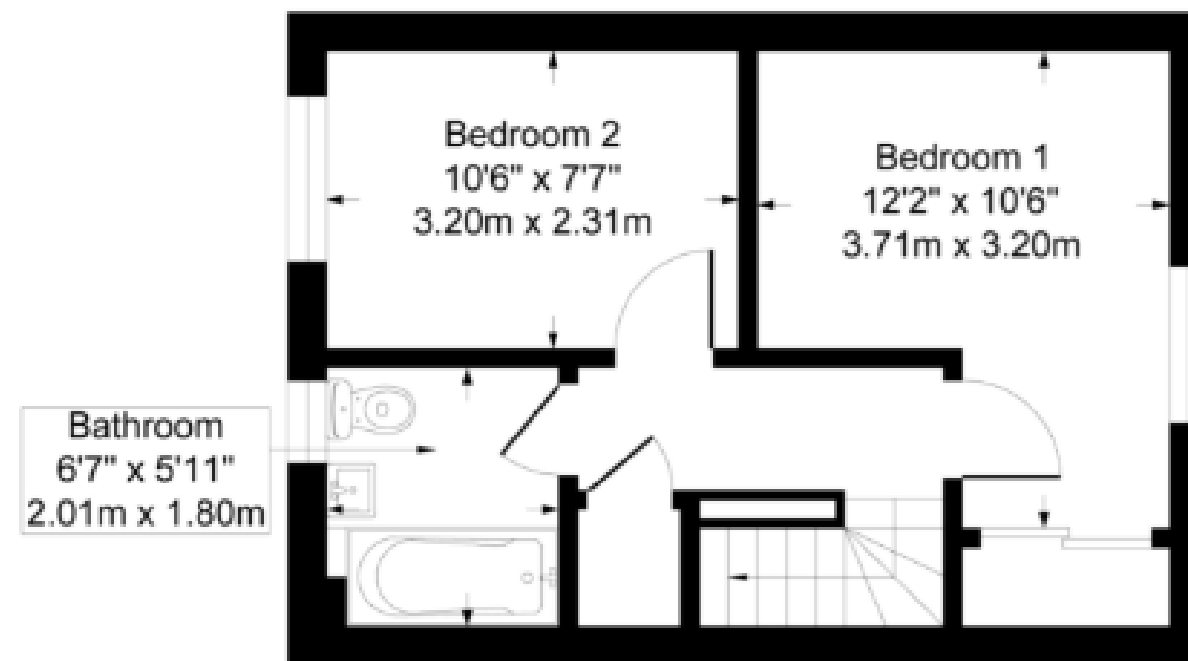
TENURE:

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

There is an annual estate charge of £145.84.



**Approximate Gross Internal Area
631 sq ft - 59 sq m**



First Floor



Ground Floor