



**Walnut Tree Cottage,
Great Green, Thurston, Suffolk.**

**DAVID
BURR**



WALNUT TREE COTTAGE, THURSTON, BURY ST. EDMUNDS, SUFFOLK. IP31 3SJ

Great Green is a charming hamlet 'twixt Norton and Thurston, both popular villages in their own right with the approximately 4 miles from the Cathedral town of Bury St Edmunds and approximately 10 miles from Stowmarket with easy access via the A14 two miles distant. Thurston provides a wide range of amenities including a main line station, churches, two public houses, a Primary School and Community College, hosting a real sense of community with a variety of social clubs and events held in the village. London Liverpool Street commutable in approximately 1 hour 49 minutes from Thurston Railway Station.

This detached cottage requires significant updating/modernisation (including treatment for damp, repairs to render, etc) but nonetheless occupies a lovely rural setting whilst retaining quick access to local amenities. The versatile accommodation is further complemented by the double garage, ample parking and generous **gardens of about 0.45 acres. NO ONWARD CHAIN.**

A detached cottage requiring significant updating/modernisation within a semi-rural setting

ENTRANCE VESTIBULE: With storage cupboard, shelf and door to:-

ENTRANCE HALL: With doors to:-

SNUG: With a large storage cupboard and door to:-

SITTING ROOM: With sliding glazed doors opening to terracing and the garden beyond.

DINING ROOM: Fireplace (presently sealed) with marble tiled hearth. Door to:-

KITCHEN: Fitted with a range of units and worktops incorporating a single drainer sink unit with vegetable drainer and mixer tap over. Integrated oven, microwave and hob with extractor fan over. Large storage and stable door to:-

Inner Hall: Stable door to:-

UTILITY/BOOT ROOM: A useful area with door to garden. Fitted units and worktop with inset twin drainer sink unit.

SHOWER ROOM: Fully tiled shower cubicle, heated towel rail, WC and wash hand basin with storage below.

Rear Vestibule: A light room with door to garden.

First Floor

LANDING: Suffolk pine latch doors opening to:-

BEDROOM 1: Overlooking the garden, built-in wardrobes and storage cupboards.

BEDROOM 2: Wall to wall wardrobes and storage cupboard.

BEDROOM 3: Access to loft storage space.

BATHROOM: A particularly spacious room with field views. Shelved linen cupboard, large corner bath, large fully tiled shower cubicle, heated towel rail, WC and wash hand basin.

Outside

Twin 5-bar double gates open to a large sweeping gravel drive which provides extensive **OFF-ROAD PARKING** and in turn leads to:-

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DETACHED DOUBLE GARAGE: With twin up and over doors, light and power connected, useful storage over and personnel door to side.

The grounds are one of the property's most attractive features, generous in size and divided into distinct areas with large open expanses of lawn, well placed terraces, a pond, enjoying complete privacy and established tree lined boundaries.

In all about 0.46 acres.

AGENTS NOTE

The solicitors handling the sale of this property on behalf of the deceased's estate are unsure if the private drainage system is compliant with current regulations, purchasers will be buying as seen and are encouraged to make their own enquiries.

SERVICES: Main water and electricity are connected. Private drainage and oil-fired heating. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: Mid Suffolk Council: 01284 763233. Council Tax Band: D.

EPC RATING: Awaiting report.

BROADBAND SPEED: Up to 1800 Mbps (source Ofcom).

MOBILE COVERAGE: EE, O2 and Vodafone – good outdoor. (Source Ofcom).

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

WHAT3WORDS: ///cabbage.jobs.flotation.

VIEWING: Strictly by prior appointment only through DAVID BURR
Bury St Edmunds 01284 725525.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract



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Approximate Area = 1688 sq ft / 156.8 sq m
Garage = 367 sq ft / 34 sq m
Total = 2055 sq ft / 190.8 sq m

For identification only - Not to scale



