



## THURSTON ROAD, GREAT BARTON IP31 2PL

£350,000  
FREEHOLD

**\*\*NO ONWARD CHAIN\*\*** Situated in the heart of the sought-after village of Great Barton, this spacious and versatile 3/4 bedroom detached bungalow offered to sale chain free, is an ideal blend of comfort, flexibility and outdoor space – perfect for families, downsizers, or anyone seeking single-storey living. The property enjoys a generous plot, featuring a well-maintained garden, ideal for entertaining, gardening, or simply relaxing in a private and peaceful environment. Inside, the bungalow offers bright and adaptable living accommodation, including a welcoming entrance hall, a spacious open plan sitting room opening to a well-designed kitchen/dining room. The layout provides excellent potential for modernisation or further extension (subject to planning). Further benefits include off-road parking for ample vehicles, making it ideal for families or visitors, and a location that's just a short drive from Bury St Edmunds, offering excellent local amenities, schools, and transport links. This is a rare opportunity to acquire a bungalow of this size and potential.

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# THURSTON ROAD

- Chain Free Detached Bungalow In Popular Village
- Location • Generous Size Open Plan
- Kitchen/Dining/Sitting Room • Scope For Further Improvement Or Extension (STPP) • Gas Fired Central Heating • Detached Double Garage & Driveway For Parking • Well Presented Throughout • Stunning Family Bathroom • Good Size Front & Rear Gardens • Close To Local Amenities, Schools & Transport Links • Step Inside Today With Our 360 Virtual Tour!



## Entrance Porch

Front door and windows to front.

## Entrance Hall

Bright welcoming entrance hall. Radiator.

## Kitchen/Dining Room

Stylish kitchen with wall and base cupboard and drawer units with ample worktops over. Inset sink and drainer. Space for appliances and American fridge freezer. Built in breakfast bar. Window to rear and side with door leading to the garden. Radiator. Opening to the sitting room.

## Sitting Room

Generous size room with window to side and rear enjoying plenty of natural light. Housing the boiler. Side door accessing the rear. Radiators.

## Bedroom 1

Generous size double bedroom. Dual aspect windows to side and rear. Radiator.

## Bedroom 2

Double room with window to front. Radiator.

## Bedroom 3

Double room with window to front. Radiator

## Bedroom 4

Double room with window to side. Radiator.

## Family Bathroom

Contemporary suite with WC and wash basin vanity unit. 'P' shaped shower bath with waterfall shower head over, separate handheld shower head and shower screen. Surrounded by stylish feature tiles. Window to side. Heated towel rail.

## Outside

## Front Garden

The property is set back from the road with a driveway to the side leading to hard standing area and garage, offering off road parking for ample vehicles. Laid mainly to lawn to the front with a second hard standing area.

## Rear Garden

Large fully enclosed garden laid mainly to lawn, surrounded by established trees and mature hedges offering privacy. A raised paved patio seating area and gated access to the front.

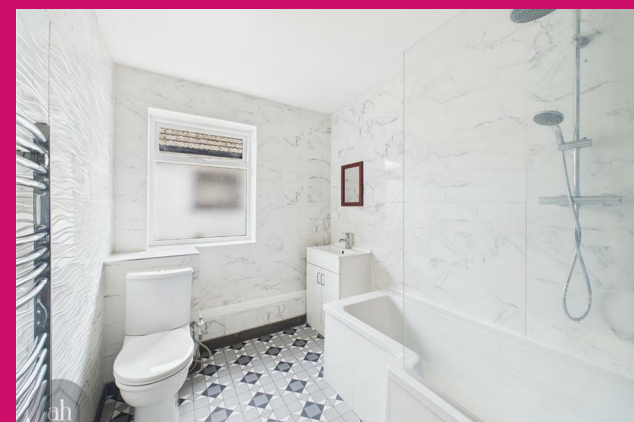
## Double Garage

Up and over door. Courtesy door to driveway and garden. Windows to rear. Power connected





## THURSTON ROAD







Ground Floor Building 1



Ground Floor Building 2

Approximate total area<sup>88</sup>  
1438 ft<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) A		
(81-91) B		82
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: D Council Tax Band: D

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

allhomes  
28 Thurston Granary, Thurston  
Bury St Edmunds  
Suffolk  
IP33 3QU

01359 234444  
mail@allhomes.uk.com  
allhomes.uk.com

allhomes