



**Church Road, Thurston, Bury St. Edmunds**

**Sheridans**



## Church Road, Thurston, Bury St. Edmunds IP31 3RU

Offers Over £350,000

Charming well presented detached brick and flint cottage with large gardens situated in the heart of Old Thurston village. All in about .2 of an acre.

Understood to have been built in the 19th century and extended and updated in more recent years, this pretty detached period cottage, offers particularly well presented and maintained accommodation complemented by a surprising garden extending to approximately .2 of an acre. The cottage provides further potential for extension/development (subject to the relevant planning permissions being approved) and the accommodation currently in brief comprises an entrance door opening to a comfortable sitting room with windows overlooking the gardens, a fireplace with stove and stairs off to first floor. An inner hall has a cupboard with gas fired boiler and leads to the triple aspect kitchen dining room, fitted with a range of units and built in appliances. This light and airy space has a vaulted ceiling with exposed timbers and French doors opening to the rear gardens. A bathroom with white suite completes the ground floor accommodation. On the first floor are two bedrooms overlooking the gardens.

### Outside

The property is approached along a driveway providing off road vehicle parking and access to a detached

garage. The gardens are a surprising and particular feature of the house, providing the occupants with a good degree of privacy and extending in all to approximately .2 of an acre. The gardens are mostly laid to lawn with mature hedge borders and various mature trees. Within the garden is an original well and a terrace is an ideal area for outdoor entertaining and al-fresco dining.

### Location

The property enjoys a delightful setting within the original heart of the village. Thurston is a popular and well-served village with amenities including a well-regarded primary school and community college, Co-op shop, post office, pharmacy, garage, rail station and two public houses. The village is situated within 5 miles of the historic market town of Bury St Edmunds and provides excellent access to the A14 Dual Carriageway, linking to Cambridge and London via the M11 Motorway. The nearby market town of Stowmarket has a main line rail link to London Liverpool Street Station.

### Directions

When proceeding down School Road, continue to the cross roads and proceed straight over, where the drive to the property is the first on the right.

### Services

- Charming well presented detached flint and brick cottage
- Wonderful garden extending to .2 of an acre
- Driveway providing off road vehicle parking, garaging
- Potential to extend (subject to planning permission)
- Delightful setting in the heart of old Thurston
- Sitting room
- Kitchen/dining room with French doors to gardens
- Two bedrooms
- Bathroom
- No onward chain

### NO ONWARD CHAIN

All mains services are connected to the property. Gas fired radiator central heating.

Council Tax: Mid Suffolk Band: C

Broadband speed: Up to 75 mbps available (Source Ofcom)

Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

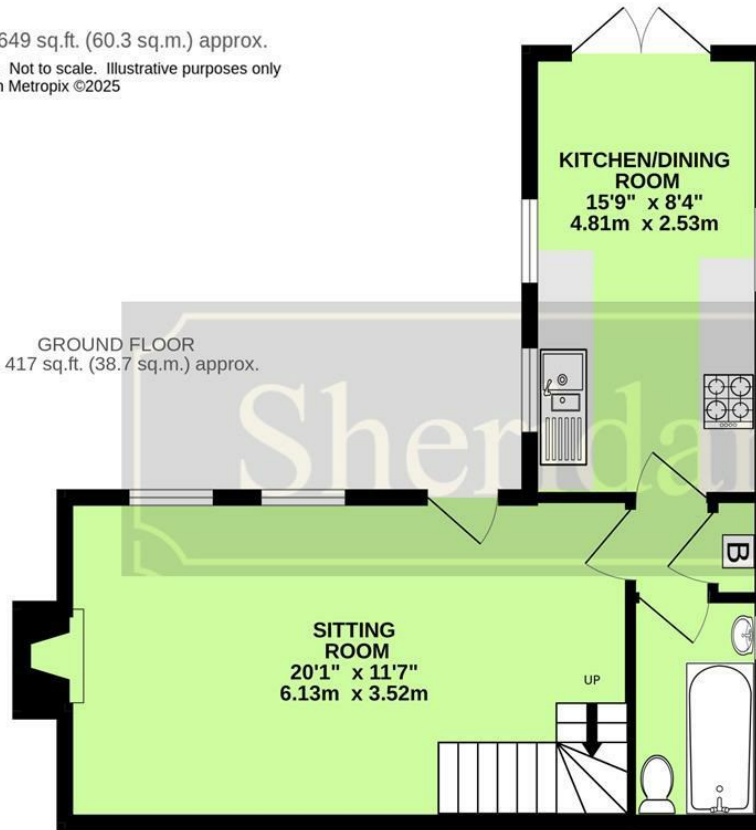
Flood Risk: High (the current vendor has never had a problem with flooding)



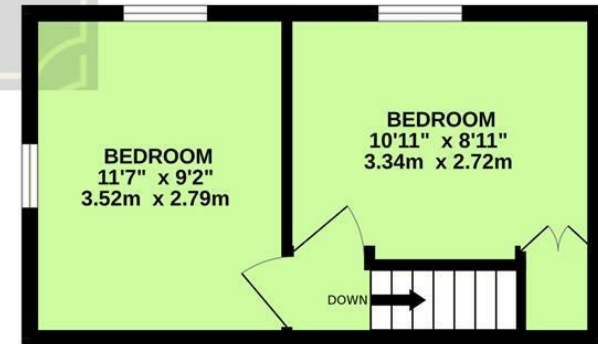
TOTAL FLOOR AREA : 649 sq.ft. (60.3 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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GROUND FLOOR  
417 sq.ft. (38.7 sq.m.) approx.



1ST FLOOR  
232 sq.ft. (21.6 sq.m.) approx.



These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

**Sheridans Estate Agents**

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