



**Thurston Road, Great Barton**

**Sheridans**



# Thurston Road, Great Barton IP31 2PL

Offers Over £495,000

A much improved detached bungalow providing well presented accommodation complemented by generous south west facing gardens.

Much improved 4 bedroom detached bungalow providing spacious accommodation with south west facing gardens.

This impressive individual detached bungalow provides a surprising level of much improved accommodation, complemented by generous south westerly facing gardens whilst situated within a popular and convenient village location.

The immaculately presented accommodation possess a bright and airy feel and currently in brief comprises an entrance door opening to a long entrance hall with built in cupboards and doors to the utility and a recently re-fitted shower room.

The well equipped kitchen is fitted with an extensive range of units beneath preparation surfaces complemented by built in appliances and flows beautifully into the dining room, creating an ideal space for entertaining with a beautiful herringbone style floor, large roof light window and two sets of Bi-Fold doors opening to the rear gardens. The sitting room is a comfortable reception room also with a large roof light window, herringbone style floor with French doors opening to the rear gardens.

There are four comfortable bedrooms, including a generous principal bedroom. The bedrooms are served by the shower room and the large family bathroom with corner

bath and separate shower enclosure, completing the accommodation.

### Outside

The property is approached along a driveway providing extensive vehicle parking, turning space and access to an adjoining garage with electric roller door. Front gardens are mostly lawned bordered by a high conifer screen and new fencing. The south west facing rear gardens are a particular feature being of a generous size and stocked with numerous mature trees, shrubs and flowering plants.

### Location

The property is set back from Thurston Road on the edge of the village. Great Barton is a sought after village providing a good range of local facilities including a well regarded primary school, village shop, parish church and village inn. Great Barton is situated approximately three miles to the north east of the historic market town of Bury St Edmunds and its excellent range of schooling, shopping, cultural and recreational facilities. The village also provides excellent access to the main road networks including the A14 dual carriageway, linking the east coast ports, Newmarket, Cambridge and London via the M11 Motorway.

### Directions

When entering Great Barton from the direction of Bury St Edmunds along the A143. Follow the road and turn right just after The Bunbury Arms public house onto Thurston Road. Follow the road, where the bungalow will be found further on the right hand side.

- Much improved and updated detached bungalow in sought after village
- Extensive vehicle parking, turning space, garage
- South west facing gardens
- Sitting room with French doors to gardens
- Well equipped kitchen
- Utility
- Newly re-modelled shower room
- Four bedrooms
- Large family bathroom
- Dining room with two sets of Bi-fold doors to gardens

### Services

Mains electricity, water, gas and drainage are connected. Gas fired radiator central heating.

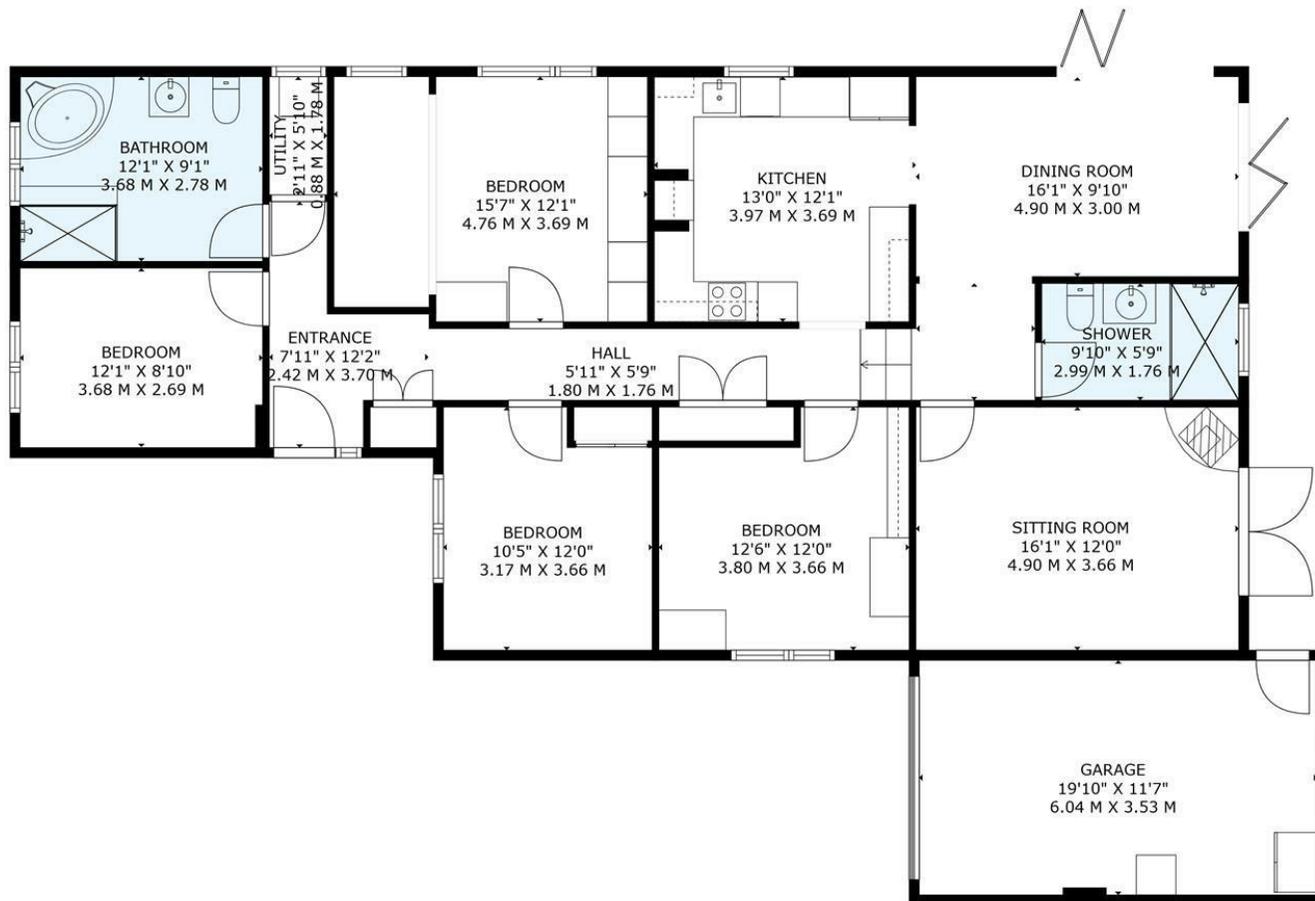
Council tax - West Suffolk band E.

Broadband speed: Up to 1000 mbps available (Source Ofcom)

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

Flood Risk: Very Low Risk (Source Gov.uk)





**TOTAL: 1877 sq. ft, 174 m<sup>2</sup>**  
 FLOOR 1: 1877 sq. ft, 174 m<sup>2</sup>  
 EXCLUDED AREAS: UTILITY: 17 sq. ft, 2 m<sup>2</sup>, WALLS: 113 sq. ft, 11 m<sup>2</sup>  
 All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dcqp.



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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