



Post Office Lane, Thurston, Bury St. Edmunds

Sheridans



Post Office Lane, Thurston, Bury St. Edmunds IP31 3RW

Guide Price £625,000

Extensively remodelled and extended detached family house providing a surprising level of accommodation enjoying a tucked away setting

Situated up a small lane close to the heart of the village, this outstanding four-bedroom detached family home, offers a perfect combination of space, style, and modern convenience. Thoughtfully redesigned and considerably extended to meet the needs of contemporary family living, the property is beautifully appointed throughout and boasts an array of standout features, extending to an impressive 2200 sqft.

Upon entering, you are welcomed by light and airy open-plan reception hall with Amtico flooring with ample storage, door to cloakroom and stairs rising to first floor. Leading to an incredible "live in" kitchen/dining room/family room, with underfloor heating, this expansive area has been created with the modern family in mind, offering a stylish, functional space perfect for cooking, dining, and entertaining. The sleek modern kitchen has ample cupboard space with oak worktops and large island unit with ceramic hob and ceiling mounted extractor above. Integrated appliances include 3 ovens, dishwasher and wine fridge. The room has stylish Bi-fold doors to a large porcelain terrace and also opens into a versatile cosy family room/snug and with further double doors opening to the sitting room with a feature wall-mounted electric fireplace.

A further reception room can be used as a study/bedroom 5 which is ideal for working from home or accommodating guests. Off the kitchen is the utility room with matching cupboards with space for washing machine and tumble dryer. Oil fired boiler, water softener and door leading to the side patio area.

Upstairs, the high standard of finish continues with a spacious principle suite, complete with built-in wardrobes and en-suite bathroom. Three further bedrooms and a modern family bathroom completes the first floor accommodation.

Outside

To the front of the house is a gravel driveway providing ample off-road parking and access to the integral garage with an electric roller door. The landscaped gardens are mostly situated to the side of the house, being laid to lawn with a porcelain terrace, creating an ideal area for outdoor entertaining and al-fresco dining. To the rear is a further area of garden and to the front a south facing stone terrace creating a suntrap in the summer months.

Location

Located in a tucked away setting up a private lane with paddock views to the front, the property enjoys a convenient location in the heart of the village within a short walk of the excellent local 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

Coming into Thurston from the A14 Thurston/Beyton, turn left onto Thurston Road, then continue onto Beyton Road, turn right onto The Planche, continue onto Church Road, then approach the property by a private lane Post Office Lane, leading to a gravel driveway for ample parking

- Immaculately presented family home with large two storey extension
- Newly remodelled and extended
- Great tucked away setting up small lane
- Ample parking, garage with electric roller door
- Solar panels
- Stunning "live in" kitchen/dining/family room
- Sitting room
- Utility, cloakroom
- Study/bedroom 5
- Principal bedroom with en-suite, 3 remaining bedrooms, family bathroom

Services

Mains water, drainage and electricity

Oil Fired central heating

Please note: 16 solar panels installed and owned by property with a return approx. £900 to £1000 over the year.

Council Tax: Mid Suffolk Band: D

Broadband speed: Up to 1800 mbps available (Source Ofcom)

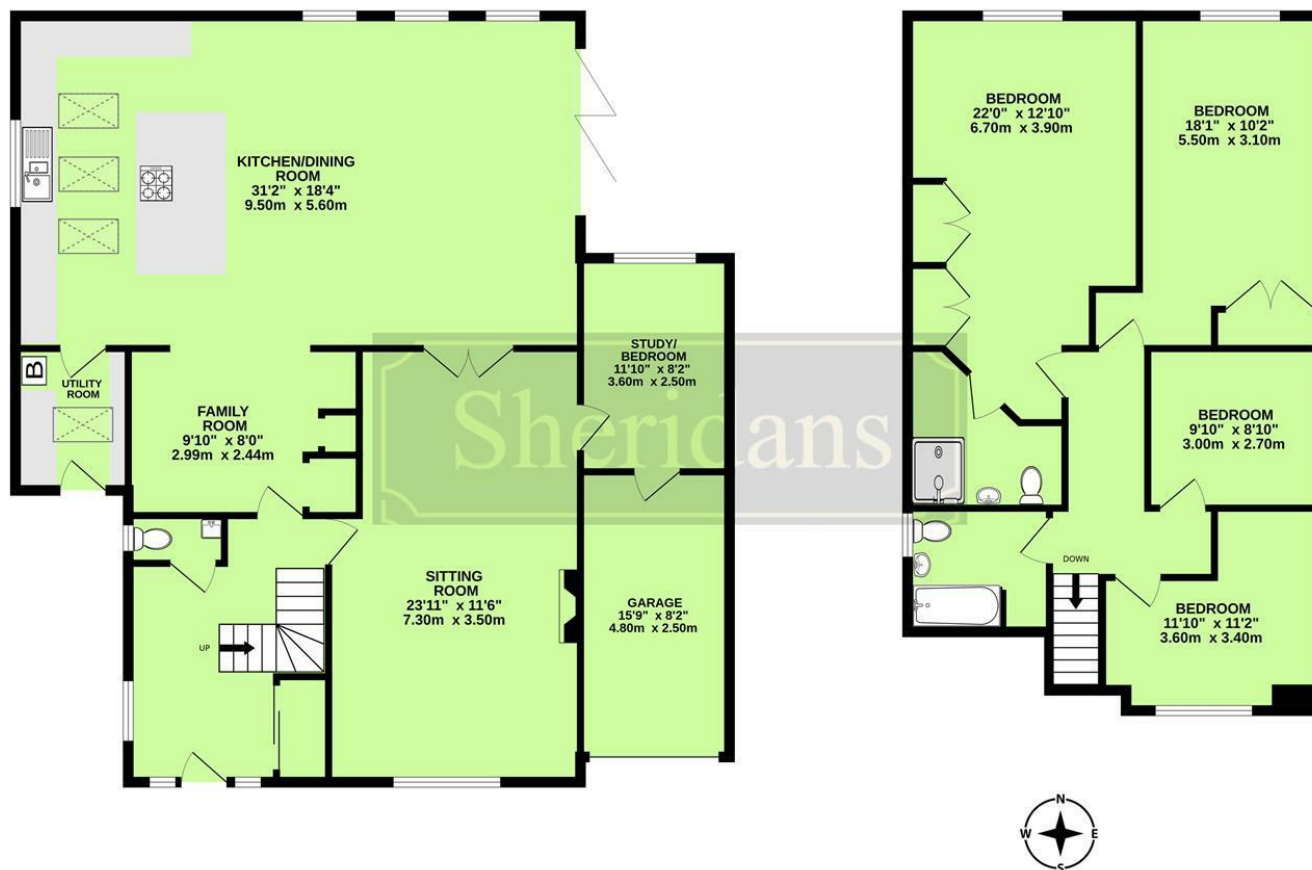
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

Flood Risk: Very Low Risk

3 What Words ///seaweed.cheater.swordfish



GROUND FLOOR

1ST FLOOR
839 sq.ft. (77.9 sq.m.) approx.

TOTAL FLOOR AREA : 2237sq.ft. (207.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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

Web: www.sheridans.ltd.uk **Email:** info@sheridans.ltd.uk

Bury St. Edmunds Office

19 Langton Place,
Bury St Edmunds, IP33 1NE
Tel: 01284 700 018

Knightsbridge London Office

45 Pont Street,
London, SW1X 0BD
Tel: 020 7629 9966

Registered office: Sheridans Limited, 19 Langton Place, Bury St Edmunds, IP33 1NE

Registered in England No. 04461290

VAT Number: 794 915 378



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