



## FURZE CLOSE, THURSTON, IP31 3PR

£375,000  
FREEHOLD

Situated in the heart of the popular village of Thurston, this project property presents an exciting opportunity for buyers seeking a home with significant potential for redevelopment and improvement. The village offers a wealth of local amenities including shops, a post office, schools and a mainline train station. The accommodation currently comprises an entrance hallway, good sized sitting room, kitchen/breakfast room and family bathroom, along with two double bedrooms, one of which benefits from a wet room style shower. To the rear of the property, a lean-to scullery and conservatory provide further versatile space, along with a brick-built storage shed. On the first floor there is a study area with loft access. Externally, the outside space wraps around the property and includes a garage, driveway and side gardens. Internal viewing is essential to fully appreciate the scope and opportunity available.

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# FURZE CLOSE

- Chain Free Detached Bungalow
- Kitchen/Breakfast Room
- Spacious Sitting Room
- Gas Fired Central Heating
- Ground Floor Cloakroom
- Bathroom and Wet Room
- Front & Side Gardens
- Garage & Driveway
- Located In The Well Served Village Of Thurston
- Step Inside Today With Our 360 Virtual Tour!



## Entrance Porch

Door to entrance hall

## Entrance Hall

Stairs to study. Parquet flooring and radiator.

## Sitting Room

Spacious sized room with electric fireplace, wood surround and hearth. Window to front, double doors and windows to side. Two radiators.

## Kitchen

A range of wall and base cupboard and drawer units with ample work tops over. Inset sink and drainer. Space for kitchen appliances and electric oven with hob and extractor hood over. Two storage cupboards and side door to the utility. Window to side and radiator.

## Utility Room

Sink and drainer unit and base level cupboards and drawers. Wall mounted boiler and tiled flooring. Window to rear and door to brick storage. Opening to the conservatory.

## Conservatory

Door to garden.

## Cloakroom

WC and window to rear.

## Bathroom

Fully tiled with WC, wash basin and bath. Storage cupboard and window to rear. Radiator.

## Bedroom 1

Double room with window to side and radiator.

## Bedroom 2

Double room with window to side and radiator. Adjoining fully tiled wet room with electric shower over.

## Study

Window to rear, loft access and storage cupboard. Radiator

## Garage

The garage has double doors opening to the driveway and a pedestrian door to the garden. The brick storage is integral to the utility room with door opening to the driveway.

## Outside

### Front Garden

Gated driveway fully enclosed by fencing with shingle and paved areas. A pathway with hand rails to the front door and established hedges and shrub borders.

### Side Garden

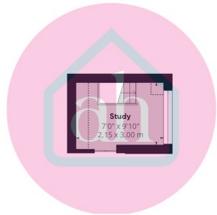
Enclosed by fencing, established shrubs, trees and hedging. A large patio seating area and the remainder laid to lawn. A pond with bridge over and summer house

# FURZE CLOSE





Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
 1370 ft<sup>2</sup>  
 127.4 m<sup>2</sup>

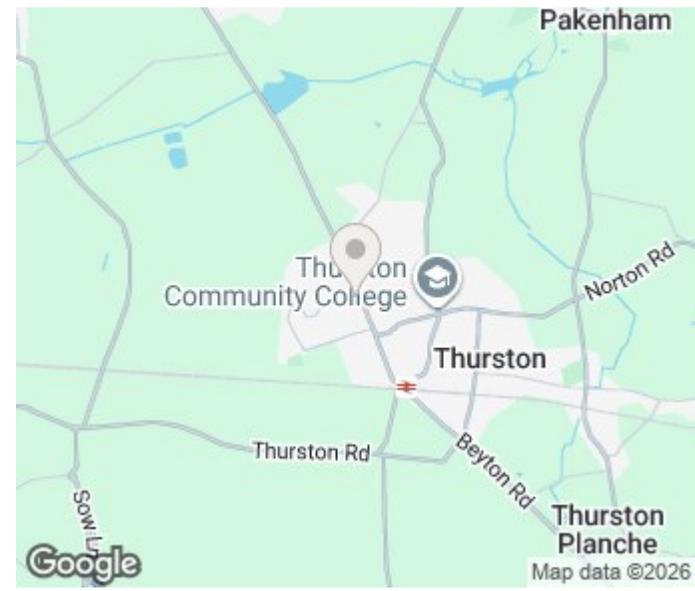
Reduced headroom  
 16 ft<sup>2</sup>  
 1.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ----- Below 5 ft/1.5 m

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			
(69-80) C			77
(55-68) D	65		
(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: C

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

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