



Birch Road, Thurston, Bury St. Edmunds, Suffolk, IP31 3SA

MARK · EWIN
BURY ST EDMUNDS

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A well-maintained three-bedroom detached family home occupying a generous corner plot, offering buyers an excellent opportunity to update and personalise the accommodation to their own tastes. The property also benefits from a conservatory, garage and enclosed rear garden, and is situated within a popular residential area.

The accommodation is arranged over two floors and comprises an entrance hall, fitted kitchen and a bright dual-aspect sitting/dining room with sliding patio doors opening into the conservatory, which enjoys views over the rear garden. Upstairs, there are three bedrooms, two of which are doubles, together with a shower room and separate cloakroom.

Outside, the property occupies an attractive corner plot with a lawned front garden and pathway leading to the entrance. The enclosed rear garden features a patio seating area, lawn and established hedging, providing a good degree of privacy. A garage provides useful parking or additional storage. The generous corner plot is a particular feature of the property and may offer scope for extension or alteration, subject to the necessary planning permissions, building regulations and any other required consents. Buyers wishing to explore the property's development potential should make their own enquiries with the local planning authority.



Directions

Heading east along the A14, leave at Junction 46 and follow signs for Thurston via Beyton Road. Continue into the village, turning right onto Thedwastre Road then right into School Road and right into Birch Road, where the property will be found on the left-hand side.

Location

The village of Thurston offers excellent local amenities including village shop, post office and schooling. The location gives easy access to the A14 towards both Bury St Edmunds and Ipswich. There is also a railway station and local bus service. The historic market town of Bury St Edmunds is approximately 6 miles away and provides an excellent range of schooling, shopping, cultural and recreational facilities.

Accommodation:

Entry 6' 1" x 13' 1" (1.85m x 3.98m)

Sitting room 12' 4" x 10' 7" (3.76m x 3.22m)

Conservatory 8' 5" x 14' 4" (2.56m x 4.37m)

Dining area 9' 8" x 11' 9" (2.94m x 3.58m)

Kitchen 8' 9" x 8' 11" (2.66m x 2.72m)

Landing 7' 11" x 8' 5" (2.41m x 2.56m)

Bedroom 10' 6" x 9' 8" (3.20m x 2.94m)

Bedroom 10' 6" x 12' 4" (3.20m x 3.76m)

Bedroom 7' 11" x 7' 8" (2.41m x 2.34m)

Shower Room 5' 1" x 5' 7" (1.55m x 1.70m)

Cloakroom 2' 7" x 4' 10" (0.79m x 1.47m)

Additional Information

Tenure: Freehold

Mobile Coverage: EE, O2, Three and Vodafone are available in this area. (Source Ofcom)

Broadband: Standard, Superfast and Ultrafast are available in this area. (Source Ofcom)

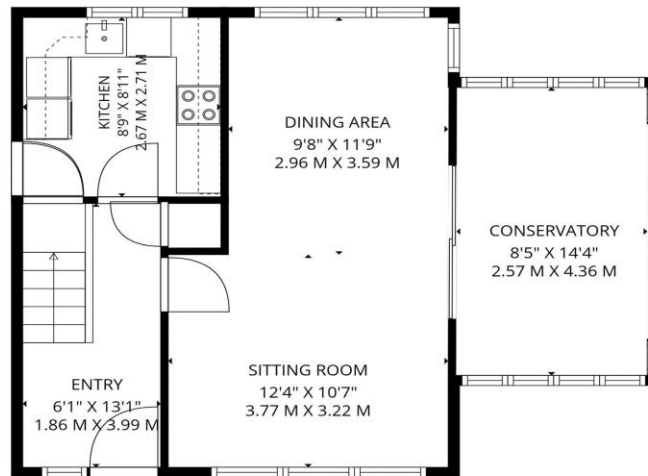
Services: Mains Gas, Electric, Water and Drainage. Heating via gas central heating. (Please note that none of these services have been tested by the selling agent.)

Council Tax Band: C

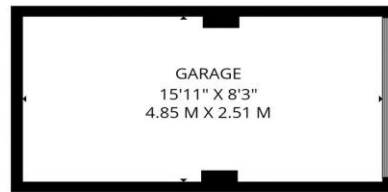
EPC Rating: C

Offers Over £325,000
Freehold

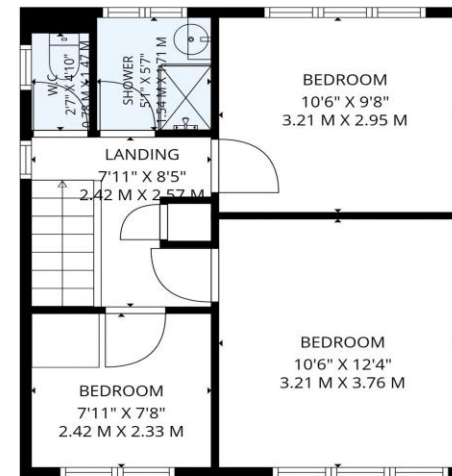




1ST FLOOR



BASEMENT



2ND FLOOR

All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dcgp.



MONEY LAUNDERING REGULATIONS 2003: Purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

PLEASE NOTE: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the Agents.

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