



THE
**Mortimer
& Gausden**
PARTNERSHIP

The Barndale (Plot 38) Ixworth Road, Thurston,
Bury St Edmunds, IP31 3QE

Guide Price
£325,000

Stunning Showhome, Benefitting From Multiple Upgrades Throughout!

Situated within the highly regarded Persimmon Homes development at Hakewill Mews, this beautifully presented new-build home offers the perfect blend of modern living and village charm.

Nestled on the edge of the sought-after Suffolk village of Thurston, the property enjoys a peaceful setting surrounded by countryside, whilst remaining conveniently positioned for access to Bury St Edmunds, Cambridge and Ipswich via excellent road and rail connections.

Thurston itself retains its own amenities including pubs, shops, pharmacies and butchers to name but a few, which further enhances the attraction.

Designed with contemporary lifestyles in mind, the home boasts stylish and energy-efficient accommodation, ideal for first-time buyers, growing families or those seeking a low-maintenance move.

Residents of Hakewill Mews benefit from a strong community feel alongside a range of local amenities, well-regarded schooling and picturesque walks right on the doorstep.

- Desirable Three Bedroom Semi-Detached
- South Facing Garden
- Allocated Parking
- En-Suite, Family Bathroom & Cloakroom
- Fitted Wardrobes In Bedroom One
- Additional Utility Room
- NHBC Warranty
- Exclusive Schemes & Offers Available



Ground Floor:

Upon entry you're greeted by a sizeable entrance hall, with access to the kitchen-diner, cloakroom, lounge and stairs, leading to the first floor.

The dual-aspect, kitchen-diner has benefitted from multiple upgrades including integrated appliances and upgraded flooring and fascias. Appliances include: oven, hob, extractor fan, fridge-freezer and dishwasher. Features such as the breakfast bar create the finishing touches!

The additional utility room houses additional storage and access into the rear garden.

The large lounge is bathed in natural light, courtesy of the dual-aspect and holds double doors opening onto the mostly laid to lawn rear garden.

Completing the ground floor you find the cloakroom, fitted with wc, basin and heated towel rail.

First Floor:

Upstairs, the U-shaped landing holds access to all three bedrooms, family bathroom and storage cupboard.

Bedroom one and two overlook the front of the property, both supporting fitted storage, whilst bedroom one also benefits from a stylish en-suite, complete with walk-in shower, wc, basin and heated towel rail.

Bedroom three is well proportioned and overlooks the rear.

The family bathroom offers a wc, basin and bath with shower over.

Outside:

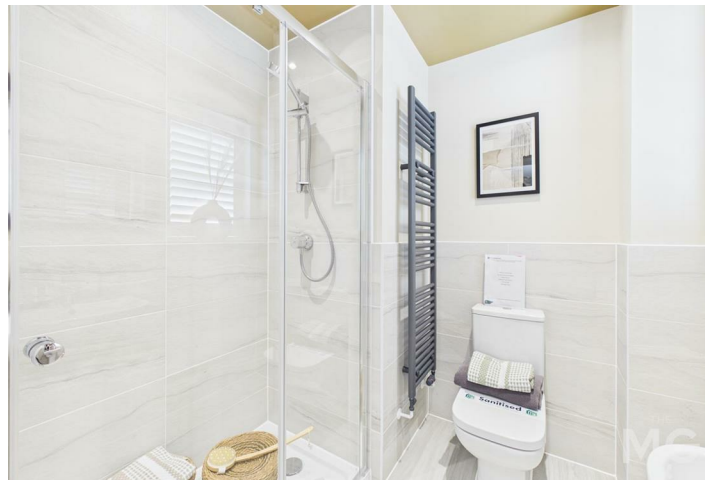
The mostly laid to lawn, south-west facing rear garden is bathed in natural light and provides access to the allocated parking.

Agent Notes:

Persimmon Homes

NHBC Warranty

Air Source Heat Pump



Please Note: These details have been carefully prepared in accordance with the Sellers instructions, however their accuracy is not guaranteed. Measurements are approximate and where floor plans have been included, they serve purely as a guide to general layout and should not be used for any other purpose. The photographs displayed are also for promotional purposes only, and do not indicate the availability to purchase any of the fixtures and fittings. We have not tested any services or appliances, and potential purchasers should make their own enquiries to ensure that they are of a satisfactory working standard. Important: No person in the employment of Mortimer & Gausden Limited has any authority or ability to make or give warranty or representation whatsoever in relation to this property. If you are in any doubt as to the correctness of any of the content contained in either these details, our advertising or website, please contact our offices immediately.

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