



## MEADOW BROWN WAY THURSTON IP31 3TU

£240,000  
FREEHOLD

Situated in the charming village of Thurston, this delightful freehold coach house is just five years old. Built by Denbury Homes, this home is perfect for first time buyers or investors alike. The property boasts a spacious open plan sitting, dining, and kitchen area, ideal for both relaxation and entertaining. The property features two comfortable bedrooms, providing ample space for a small family or professionals. The bathroom is thoughtfully designed. Additionally, the property includes a versatile garage conversion that can serve as an office, perfect for those who work from home or require extra space for hobbies. The remainder of the garage offers further storage solutions, while off-road parking ensures that your vehicles are secure and easily accessible.

allhomes

# MEADOW BROWN WAY

- Modern Coach House Built by Denbury Homes
- Open-Plan Sitting/Dining/Kitchen
- Two Spacious Bedrooms
- Gas Fired Central Heating
- Modern Bathroom Suite
- Office Space and Storage
- Off Road Parking
- Sought After Village Location
- Ideal First Home or Investment Property
- Check out the 360 Virtual Tour!



## Entrance Hall

Stairs to first floor. Radiator.

## Landing

Built in storage cupboard. Skylight. Radiator.

## Sitting/Dining/Kitchen

Fitted with a range of matching wall and base level units with work surface over, inset one and half bowl sink unit and drainer, integrated double oven and 4 ring gas hob with extractor over, space and plumbing for washing machine, space for tumble dryer.

Space for dining table. Loft access. Window to front. Two skylights. Two radiators.

## Bedroom 1

Built in storage cupboard. Window to front. Radiator.

## Bedroom 2

Built in storage cupboard. Window to front. Radiator.

## Bathroom

Bath with shower mixer tap and separate shower over, W.C, wash hand basin. Radiator. Skylight.

## Outside

The garage has been converted to provide an office space and the remainder is storage. There are two off road parking spaces.

## Office

French doors to side, base unit with inset sink unit.

## Agents Note

The estate charge is £120 a year.

## Disclaimer

Allhomes, along with their representatives, aren't authorised to provide assurances about the property, whether on their own behalf or on behalf of their client. We don't take responsibility for any statements made in these particulars, which don't constitute part of any offer or contract. To comply with AML regulations, £30 is charged to the buyer which covers the cost of the digital ID check. It's recommended to verify leasehold charges provided by the seller through legal representation. All mentioned areas, measurements, and distances are approximate, and the information, including text, photographs, and plans, serves as guidance and may not cover all aspects comprehensively. It shouldn't be assumed that the property has all necessary planning, building regulations, or other consents. Services, equipment, and facilities haven't been tested by allhomes, and prospective purchasers are advised to verify the information to their satisfaction through inspection or other means.

MEADOW BROWN WAY





Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
 906 ft<sup>2</sup>  
 84.1 m<sup>2</sup>

Reduced headroom  
 1 ft<sup>2</sup>  
 0.1 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) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

EPC Rating: B Council Tax Band: B

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

allhomes  
 28 Thurston Granary, Thurston  
 Bury St Edmunds  
 Suffolk  
 IP33 3QU

01359 234444  
 mail@allhomes.uk.com  
 allhomes.uk.com