



HEATHER CLOSE, THURSTON IP31 3PX

£375,000
FREEHOLD

Situated in a highly sought-after village location, this charming three-bedroom detached property offers generous living space, with a potential of a 4 bedroom currently used as a study, excellent outdoor space and a versatile layout perfect for modern family life. To the front, the home is set back with a good-sized garden and ample driveway parking, leading to a garage. Inside, the property provides a welcoming entrance hall, a well-proportioned study ideal for home working, spacious lounge, Kitchen/diner leading into the light-filled conservatory, offering lovely views over the rear garden. Upstairs, the property offers three bedrooms, including a generous master bedroom with en-suite shower room. Outside, the large rear garden is a standout feature, offering plenty of space for relaxation, play, or potential landscaping projects. Located in the desirable village of Thurston, the home benefits from easy access to local amenities, schools, countryside walks, and excellent transport links. This is a fantastic opportunity to acquire a versatile family home in a prime village location. Viewing is highly recommended.

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HEATHER CLOSE

- 3-Bedroom Detached Home in the Heart of Thurston Village
- Located In A Quiet Cul-De-Sac Setting
- Master Bedroom With En-Suite
- Gas Fired Central Heating
- Kitchen/Breakfast Room
- Spacious Sitting Room
- Study/Bedroom 4 & Separate Dining Room
- Garage & Off Road Parking
- Generous Sized Front & Rear Gardens
- Come & View Our 360 Virtual Tour



Entrance Hall

Welcoming entrance hall opening to accommodation.

Dining Room

Spacious sized room with stairs to first floor. Window to front and radiator.

Sitting Room

Well proportioned room with a open fireplace with tiled surround. A window to front enjoying plenty of natural light. Radiator.

Study

Window to rear and radiator.

Kitchen/Breakfast Room

A range of wall and base cupboard and drawer units with ample work surfaces over. Inset sink and drainer. With an integrated electric oven, induction hob and extractor hood over. Space for a full fridge freezer and dishwasher. Door leading into the conservatory. Window to rear and radiator.

Conservatory

Double doors opening to the rear garden and side door to gated access. Space for washing machine and tumble dryer.

Bathroom

WC and wash basin. Fully tiled with a bath and taps. Window to front and heated towel rail.

Landing

Window to rear and radiator.

Bedroom 1

Double room with two sky lights and window to front. Eaves storage and a walk-in wardrobe. Radiator.

En-Suite

Contemporary suite with feature tiles. WC and wash basin, walk-in shower with waterfall shower head. Heated towel rail.

Bedroom 2

Double room with eaves storage and storage cupboard. Windows to front and radiator.

Bedroom 3

Eaves storage with window to side. Radiator.

Outside

Front Garden

Driveway leading to the garage, offering ample off road parking and storage. The front garden is laid mainly to lawn with a pathway to the front door and surrounded by mature hedges and shrubs.

Rear Garden

A generous sized rear garden laid mainly to lawn, bordered by established plants and shrubs, featuring seasonal fruit trees and an area for a vegetable plot. A pathway leading to the greenhouse and a large shed for storage. Fully enclosed by fencing and mature hedges for privacy and security. Side gated access to the front driveway.

Garage

Up and over door and window to side. Power connected and double doors opening to the rear garden.



HEATHER CLOSE





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Approximate total area⁽¹⁾

1489 ft²
138.3 m²

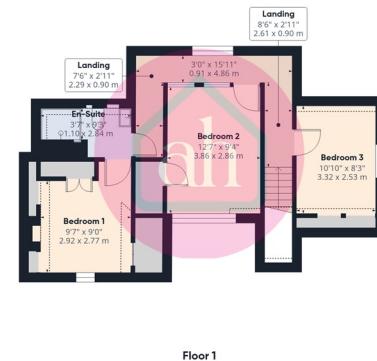
Reduced headroom
43 ft²
4 m²

(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		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		73	80
EU Directive 2002/91/EC			

EPC Rating: C 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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