



CEDAR CLOSE, THURSTON

Sheridans



Rutland, Cedar Close, Thurston, Suffolk, IP31 3QS

Outstanding almost new family home with over 4000 sq.ft. of accommodation.

This outstanding almost new "A rated" family home has been built to an exceptionally high standard with well proportioned accommodation extending to just over 4000 sq.ft, combining striking contemporary design and energy efficiency.

Set behind a wide gravelled driveway with ample parking and a detached double garage, the property immediately impresses with its attractive architectural styling, blending traditional Suffolk influences with modern detailing. The beautifully presented accommodation has been thoughtfully designed for modern family living, with light-filled rooms, generous proportions and an excellent connection to the garden.

The stunning reception hall provides a wonderful first impression with a fine oak and glass staircase rising to the first floor galleried landing and access to a superb sitting room measuring almost 26ft in length, whilst a separate study offers an ideal space for home working. At the heart of the home lies an impressive "live-in" kitchen/breakfast room fitted with a luxuriously appointed kitchen, complemented by a separate dining room and a striking garden room, both flooded with light from large feature roof lanterns. Featuring extensive glazing and bi-fold doors opening onto the terrace, this wonderful space creates a seamless transition between indoors and out, making it perfect for both everyday living and entertaining. A well-appointed utility room and cloakroom completes the ground floor accommodation.

The first floor offers an impressive galleried landing providing access to the four generous double bedrooms, including an excellent principal bedroom suite and guest suite, together with well-equipped family bathroom facilities. A substantial second-floor loft room provides valuable additional accommodation and offers tremendous flexibility for use as a games room, hobbies area, gym or home office, subject to individual requirements.

Particularly noteworthy is the property's focus on energy efficiency. Solar photovoltaic panels with batteries, modern construction methods, high levels of insulation and energy-conscious design contribute towards reduced running costs, making the house "A rated" for efficiency and an attractive proposition for buyers seeking a large family home.

Garden & Grounds

Outside, the property enjoys a delightful rear garden, predominantly laid to lawn and complemented by paved entertaining terraces, creating an ideal setting for family gatherings and summer entertaining. With a hot tub and brick built green house.

To the front of the property you access via the gates to a private driveway with parking for ample vehicles. The detached garage building further enhances the property's appeal and provides excellent storage or workshop potential.

Setting

Situated within the thriving and highly regarded village of Thurston, the property enjoys easy access to an excellent range of local amenities including shops, two pubs, pharmacy, schooling and a railway station offering direct services to Cambridge and London, whilst the Cathedral town of Bury St Edmunds lies just a short drive away. From Bury St Edmunds proceed along the A14 towards Stowmarket, taking the turning signposted Thurston, Beyton, Tostock. Turn left towards Thurston. Follow the road into the village and at the T junction after Cracknells Garage, turn right and then take the next right onto Station Hill. Follow the road, passing the crossroads and onto Ixworth Road where the entrance to Cedars Close will be found further on the right.

Services

Mains electricity, water and drainage. Air source heat pump.

Solar Panels with batteries

Council tax band: E - Mid Suffolk

Broadband speed: Up to 1800 mbps available (Source Ofcom)

Mobile phone signal for: EE, Three and O2 (Source Ofcom)

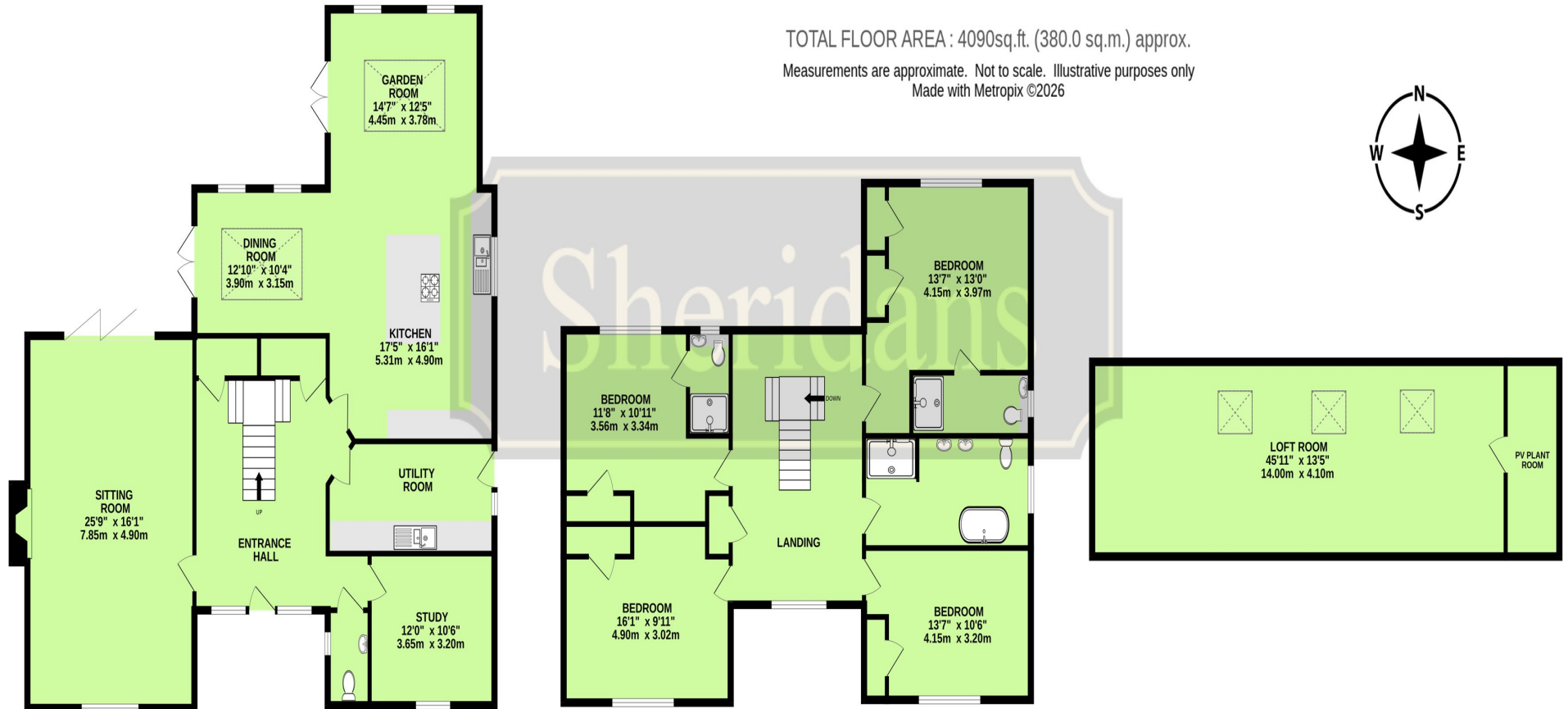
Flood Risk: Very Low Risk



GROUND FLOOR

1ST FLOOR

2ND FLOOR





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