



## THE HAMBROS, THURSTON, IP31 3PS

OIEO £325,000  
FREEHOLD

Situated in the popular and well served village of Thurston, this three bedroom link-detached home offers spacious and versatile accommodation throughout. The ground floor comprises two reception rooms, a kitchen, shower room and a conservatory/sun room overlooking the garden. Upstairs there are three bedrooms along with a separate cloakroom. Outside, the property enjoys a well maintained front garden with driveway parking leading to a single garage and gated side access to the rear. The enclosed rear garden is mainly laid to lawn with established shrub borders and a useful shed, creating an ideal space for outdoor enjoyment.

**allhomes**

# THE HAMBROS

- Well Presented Link Detached Three Bedroom Home
- Stylish Kitchen
- Spacious Sitting Room
- Gas Fired Central Heating
- Garage & Driveway Parking
- Front & Rear Gardens
- First Floor Cloakroom
- Ground Floor Shower Room
- Within Walking Distance To Local Amenities & Transport Links
- Step Inside Today With Our 360 Virtual Tour!



## Entrance Hall

Welcoming entrance hall with storage cupboard. Stairs to first floor. Radiator.

## Shower Room

Fully tiled stylish suite, WC and wash basin. Walk in shower cubicle. Window to front. Heated towel rail.

## Sitting Room

Well proportioned room with window to front. Wall mounted electric fire. Radiator.

## Kitchen

Modern kitchen with a range of wall and base cupboard and drawer units with ample work tops over. Inset sink and drainer. Integrated appliances include oven, ceramic hob with extractor hood over, dishwasher and fridge freezer. A pantry cupboard. Window into the conservatory. Radiator.

## Dining Room

Enjoying garden views with a sliding patio door to the rear garden. Cupboard housing the boiler. Tiled flooring. Full length wall mounted radiator.

## Conservatory

Pedestrian door to garage and opening to the garden. Plumbing for washing machine. Tiled flooring.

## Landing

Loft access.

## Bedroom 1

Spacious double room with built in wardrobes. Exposed floorboards. Window to rear. Radiator.

## Bedroom 2

Double room with exposed floorboards. Airing cupboard. Window to front. Radiator.

## Bedroom 3

Window to front and exposed floorboards. Radiator.

## Cloakroom

WC and vanity inset wash basin. Radiator.

## Outside

### Front Garden

Front garden is laid to lawn with shingle flower and tree border. A blocked paved driveway leading to the garage and front door. Side gated access to the rear garden.

### Rear Garden

Fully enclosed rear garden laid mainly to lawn with mature shrub and flower border. Patio seating area and pathway to side gated access.

### Garage

Up and over door. Pedestrian door into the conservatory. Power connected.

### Agent's Note

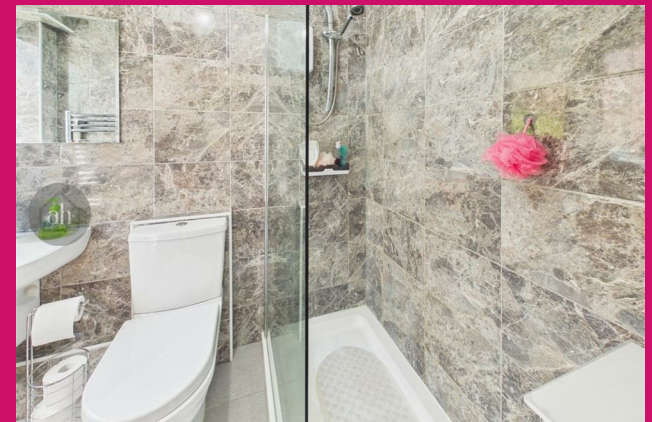
16 owned solar panels and battery – current owner predicts estimated generation of 2.921 kwh/year.

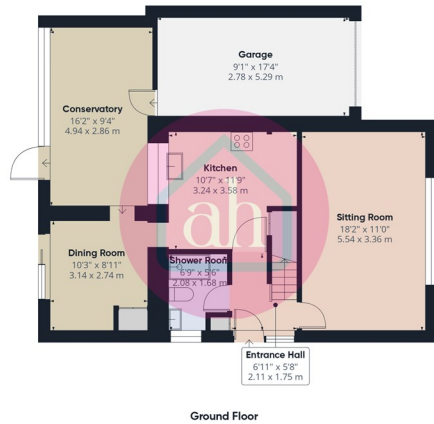
### Disclaimer

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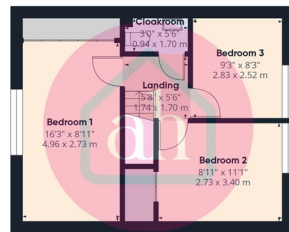


## THE HAMBROS





Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
1201 ft<sup>2</sup>  
111.8 m<sup>2</sup>

(1) Excluding balconies and terraces

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>82</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: C

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