Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

14 School Road, Thurston, Bury St. Edmunds, Suffolk, IP31 3SP

If you have been searching for a family home in Thurston, this well presented detached house might be perfect. Located close to all local amenities and offered for sale with NO UPWARD CHAIN, this is certainly a property deserving of an early internal inspection.

The property occupies a corner plot position with garage, extensive parking and ample space to extend (subject to consent).

- Well maintained 3 bedroom modern detached family home
- Occupying a superb non estate village setting
- Hall, 22'sitting/dining room, fitted kitchen
- uPVC sealed unit glazing, oil fired central heating
- Enclosed front and rear gardens, single garage
- Extensive parking including hardstanding for a caravan or similar

Guide Price £350,000

mail@mortimerandgausden.co.uk
www.mortimerandgausden.co.uk
7 Langton Place, Hatter Street, Bury St Edmunds, Suffolk, IP33 1NE
01284 755526

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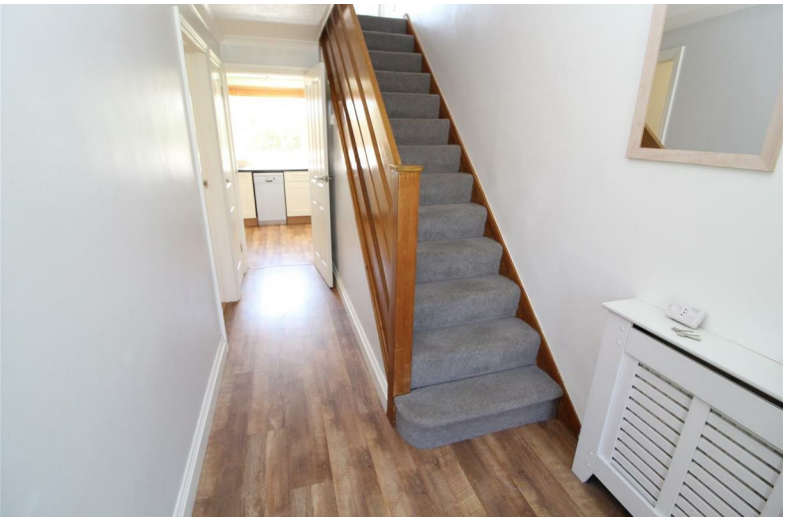


General Information

The property occupies an established non-estate setting close to the village centre. Thurston is a thriving village with an extensive range of amenities on offer including, 2 schools, village stores, post office, 2 public houses, garage, vets, nursery and its own railway station. A regular bus route heads to the nearby market town of Bury St. Edmunds where you will find a full range of shopping, educational and leisure facilities.

As previously mentioned, the property occupies a corner plot which provides extensive parking and space to extend (if required and subject of course to permission). In our opinion, the property would be perfect for a growing family or indeed anyone wanting to live in a well-maintained home that is close to all amenities.

On the ground floor: A spacious entrance hall with built-in cupboard, gives access to the sitting room and kitchen. The sitting/dining room is a dual aspect room with wood flooring and a multifuel burner providing additional heating and a focal point. The dining area has large glazed patio doors which flood the room with natural light and open up into the gardens. The fitted kitchen has ample cupboard space and worktop surfaces. There is an integrated oven, hob and hood together with plumbing for an automatic washing machine and further appliance space. There is a useful understair cupboard/pantry and a further glazed door leading to the outside.

On the first floor: A light and bright landing area, with airing cupboard, leads to all 3 bedrooms and the family bathroom.

Outside
The gardens to the front of the house are fence enclosed and are laid mainly to lawn. The rear gardens enjoy a very sunny aspect and afford a good degree of privacy. Laid again to lawn with a large patio area and a variety of planted shrubs and trees, the gardens also extend to the side of the house to include a shed and large hardstanding area, providing an ideal spot for further parking or storing a caravan etc. Double wooden gates lead to a further area of driveway and to the single garage which has a side courtesy door and both light and power connected.

Directions
Leave Bury St. Edmunds along Mount Road, signposted Thurston. On reaching Thurston continue straight over the 2nd set of crossroads into Thredwastre Road. Take the right hand turning into School Road and the property will be seen on the right-hand side at the junction with Birch Road.

Entrance Hall

Sitting Room Area 12'4 x 11'4 (3.76m x 3.45m)

Dining Area 11'2 x 9'4 (3.40m x 2.84m)

Kitchen 8'9 x 8'1 (2.67m x 2.46m)

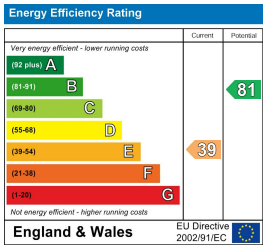
Bedroom 1 12'5 x 10'5 (3.78m x 3.18m)

Bedroom 2 10'5 x 9'9 (3.18m x 2.97m)

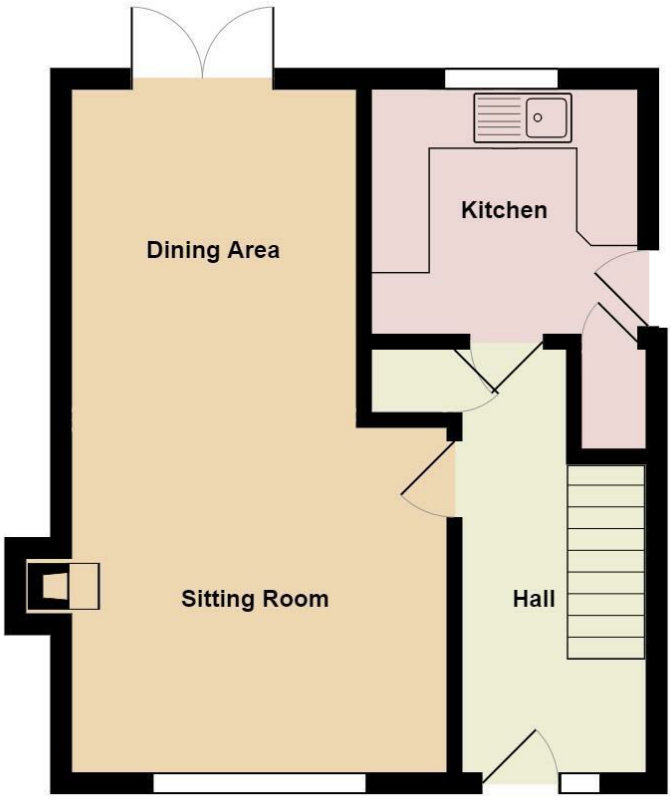
Bedroom 3 7'10 x 7'9 (2.39m x 2.36m)

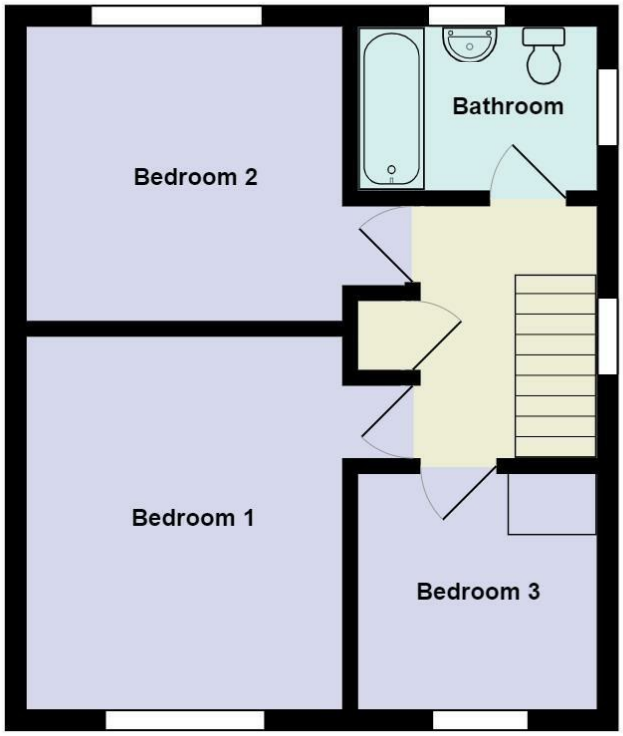
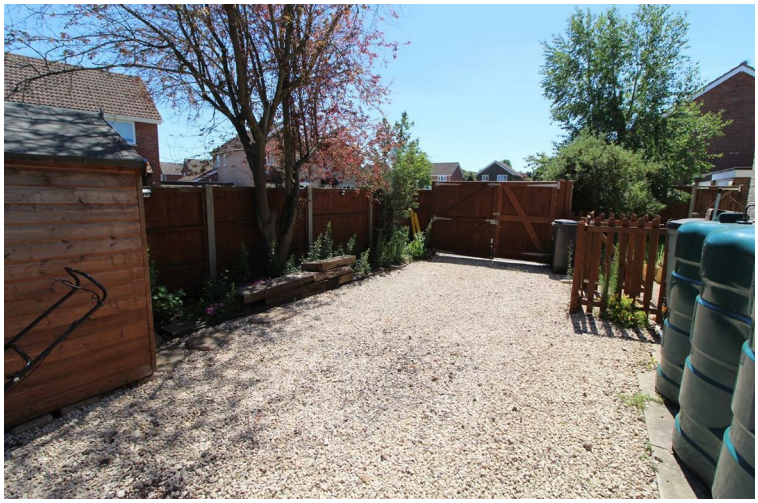
Bathroom

Garage



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 fitting. 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 web site, please contact our offices immediately.


Dining Area
Kitchen
Sitting Room
Hall


Bedroom 2
Bathroom
Bedroom 1
Bedroom 3