Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

43 Genesta Drive, Thurston, Bury St. Edmunds, Suffolk, IP31 3PZ

PREPARE TO BE IMPRESSED! - This superbly presented detached home has been substantially extended to the rear making it somewhat larger than you might expect.

The house occupies a lovely setting, with open farmland views, on the edge of Thurston, a sought after and particularly well served village. In our opinion, this property offers spacious and versatile accommodation, making it perfect for a family or indeed anyone looking for lots of reception space.

- Superbly presented detached family home
- Stunning, spacious kitchen/diner/family room
- 4 bedrooms, ensuite, family bathroom and separate WC
- Large triple aspect sitting room, study area
- Gas fired central heating, uPVC sealed unit double glazed windows
- Generous off road parking, pleasant landscaped gardens

Guide Price £450,000

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General Information

The property occupies a pleasant and established setting, located within walking distance of the village centre. Thurston is a thriving village with an extensive range of amenities on offer including, 2 schools, village stores, post office, public house, 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.

This spacious detached house has been owned by the present vendor for 18 years-testament if needed as to what a lovely house it is to live in. During the course of their ownership the house has been updated and substantially extended, with the addition of a superb kitchen/diner/family room. The house benefits from gas fired central heating, and uPVC-sealed unit double glazed windows.

In brief, the ground floor accommodation comprises: Entrance hall, large triple aspect sitting room, family bathroom, bedroom with ensuite shower room and study area. The kitchen/diner/family room features an extensive range of units, worktop surfaces, breakfast bar/peninsular unit, integrated Neff dishwasher, Neff double oven, 5 ring gas hob, integrated fridge, freezer and washing machine. There is also the benefit of a water softener. This superb open plan area provides the perfect place to entertain family and friends and is flooded with light via multiple windows, a large roof lantern and bi-folding doors opening into the garden.

On the first floor: The landing area gives access to a cloakroom and 3 good sized bedrooms, which all benefit from fitted wardrobes.

This lovely home offers particularly spacious ground floor accommodation and can only truly be appreciated by personal viewing, which we highly recommend.

Outside
The front gardens are laid to lawn and are of open plan design, with a large driveway providing parking for several vehicles and access to the single garage, with power and light connected.
The rear gardens have been attractively landscaped and afford an excellent degree of privacy and seclusion. The gardens enjoy a sunny aspect and have lovely views over the adjoining farmland. There is an area of lawn, a sheltered patio to the rear of the house and a further, larger patio area situated off the kitchen/diner/family room, providing the ideal setting for alfresco dining. A brick-built store with light connected adjoins the rear of the garage.

Council Tax Band D

Directions
From Bury St Edmunds, proceed along Mount Road and continue into the village of Thurston. At the first crossroads turn left and continue on this road under the railway bridge and at the mini roundabout proceed straight over. Continue past the village post office and then turn left into Heath Road, follow the road and then turn right into Genesta Drive. Take the first left turning and follow the road round to the right, the property can be found on the left as indicated by our for sale board.

Hall

Sitting Room 20'1 x 11'6 (6.12m x 3.51m)

Bedroom 1 9'8 x 8'11 max overall (2.95m x 2.72m max overall)

Ensuite

Bathroom

Study Area 9'5 x 4'5 (2.87m x 1.35m)

Kitchen/Diner/Family Room 27'8 max 16'9 min x 15'7 max 10'5 min (8.43m max 5.11m min x 4.75m max 3.18m min)

First Floor Landing

Bedroom 2 13'0 x 7'11 to wardrobe (3.96m x 2.41m to wardrobe)

Bedroom 3 11'5 x 10'0 max overall (3.48m x 3.05m max overall)

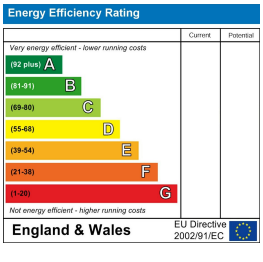
Bedroom 4 8'4 x 7'6 (2.54m x 2.29m)

WC

Garage 16'11 x 8'9 (5.16m x 2.67m)

Brick Store/workshop 8'6 x 8'2 (2.59m x 2.49m)

Gardens



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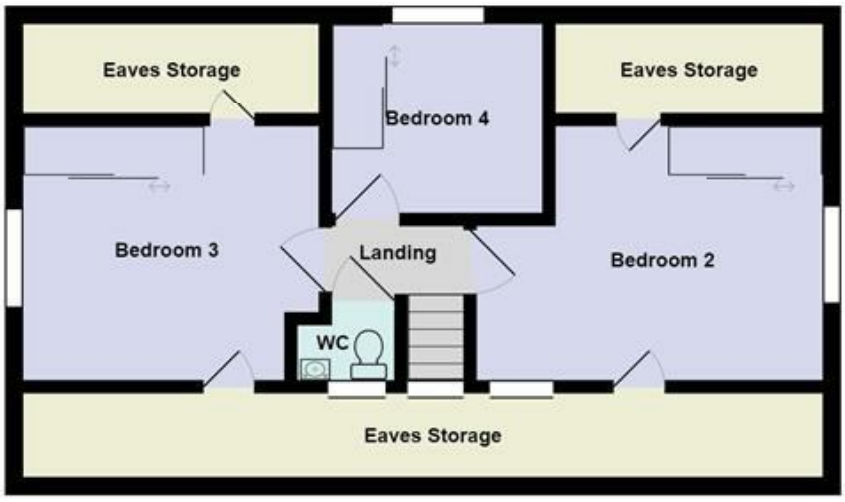
Eaves Storage
Bedroom 4
Eaves Storage
Bedroom 3
Landing
Bedroom 2
WC
Eaves Storage

Kitchen/Diner/
Family Room
Bathroom
Study area
Sitting Room
Hall
Bedroom 1
Ensuite

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