

THE
**Mortimer
& Gausden**
PARTNERSHIP



5 Meadow Lane, Thurston,
Bury St. Edmunds, IP31 3QG

Guide Price
£300,000

Period features and contemporary styling - this charming property is an absolute 'must see'.

PREPARE TO FALL IN LOVE- They say you make your mind up about a property after the first few minutes and that will certainly be the case after you take your first few steps inside this delightful cottage.

We loved everything about this property and are confident you will too. The cottage is understood to date back to around 1840 and retains many of the original features whilst at the same time more recent refurbishment has transformed the property into a lovely home with a quality contemporary feel.

Our vendor has added their stamp to the property with the addition of a stylish refitted kitchen which is flooded with natural light courtesy of the Velux windows. They have also replaced the front windows and front door. Prior to our vendor's ownership, the cottage benefitted from a replacement roof and there is a modern gas-fired central heating system.

- Beautifully presented stylishly cottage
- Entrance porch, sitting room with woodburner
- Superb kitchen/dining room with vaulted ceiling
- Contemporary styled shower room, 2 bedrooms
- Gas fired central heating
- Large driveway with extensive parking
- Out building, generous gardens with open views



The property is located down a small country lane yet within easy reach of 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.

On the ground floor: A good sized entrance porch leads into the spacious sitting room which includes a fireplace with inset woodburner. The kitchen/dining area has a vaulted ceiling and underfloor heating. The stylish refitted kitchen includes an integrated AEG induction hob, Bosch double oven and Bosch dishwasher. There is a cupboard housing the gas-fired boiler and a set of double doors which lead out into the gardens.

The shower room has a luxury boutique hotel feel and includes quality contemporary fittings and underfloor heating.

On the first floor: A landing area leads to both bedrooms which each have traditional windows and Velux roof lights adding to the feeling of light and space. The main bedroom also has a large built-in wardrobe.

Outside

The property is set quite a way back from the lane and has a sizable gravelled driveway which provides parking for a number of vehicles. There is also a large timber outbuilding providing useful storage with light and power connected. The rear gardens afford a good degree of privacy and are of a very generous size, being laid mainly to lawn with views to the rear over a paddock. Immediately behind the cottage is a very smart terrace with slate tiles and raised borders, providing the perfect place to relax or entertain.

COUNCIL TAX - BAND B

COUNCIL - Mid Suffolk

EPC - C

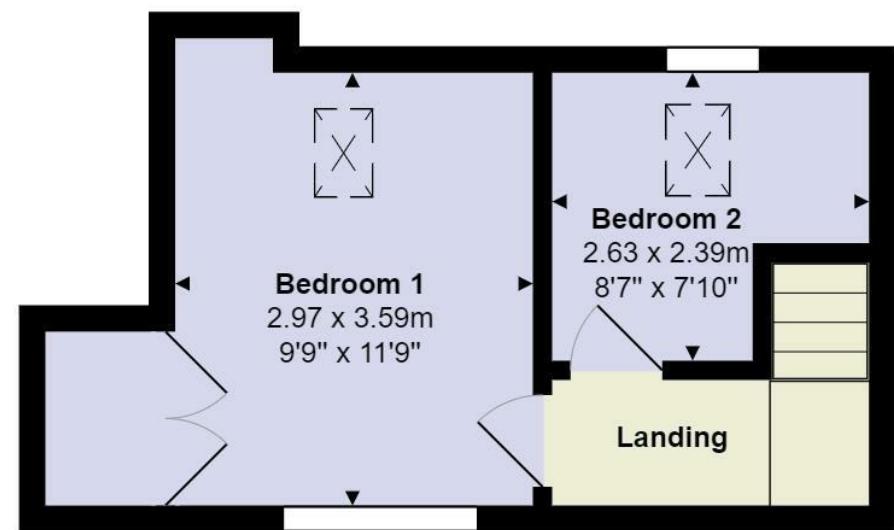
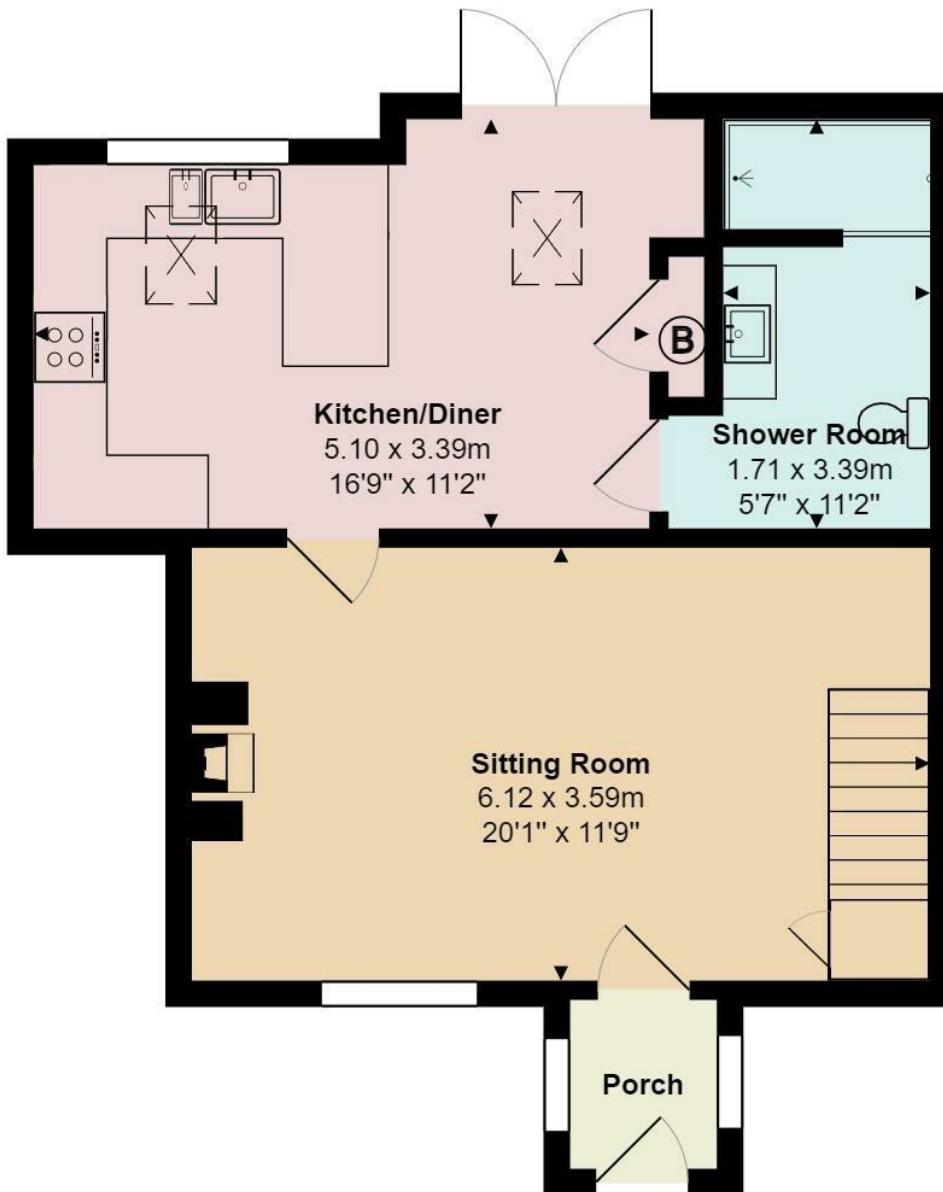
SERVICES - Mains water, electric, gas and drainage

BROADBAND - Ofcom states Superfast broadband is available

MOBILE - Ofcom states all mobile phone providers are likely

WHAT3WORDS - dumpy.radiated.blanking





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 fittings. 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 website, please contact our offices immediately.

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