

THE  
**Mortimer  
& Gausden**  
PARTNERSHIP

26 Hakewill Road, Thurston,  
Bury St Edmunds, IP31 3XW

Guide Price  
£295,000

## Energy Efficient New Home, In A Great Location!

Situated within the highly regarded Persimmon Homes development at Hakewill Mews, this beautifully presented new-build home offers the perfect blend of modern living and village charm.

Nestled on the edge of the sought-after Suffolk village of Thurston, the property enjoys a peaceful setting surrounded by countryside, whilst remaining conveniently positioned for access to Bury St Edmunds, Cambridge and Ipswich via excellent road and rail connections.

Thurston itself retains its own amenities including pubs, shops, pharmacies and butchers to name but a few, which further enhances the attraction.

Designed with contemporary lifestyles in mind, the home boasts stylish and energy-efficient accommodation, ideal for first-time buyers, growing families or those seeking a low-maintenance move.

Residents of Hakewill Mews benefit from a strong community feel alongside a range of local amenities, well-regarded schooling and picturesque walks right on the doorstep.

- Driveway Parking
- Kitchen-Diner Overlooking Rear Garden
- Cloakroom, Family Bathroom & En-Suite
- Move In Ready!
- NHBC Warranty
- Energy Efficient - Air Source Heat Pump!
- Great Location With Amenities Within Walking Distance
- Three Bedroom Terrace Home



### Ground floor:

Upon entry you are greeted with an entrance hall, giving access to the staircase and lounge. The lounge is well proportioned and overlooks the front of the property, with a hallway to the rear accessing the cloakroom and kitchen-diner.

Running the width of the property, the open-plan kitchen-diner supports ample low and eye-level storage amongst the U-shaped kitchen as well as integral appliances including; fridge-freezer, dishwasher, oven, hob and extractor fan. The utility room holds space and plumbing facilities for a washing machine.

This wonderful heart to the home is bathed in natural light, courtesy of the double doors overlooking the mostly laid to lawn rear garden.

### First Floor:

Upstairs, the landing holds access to all three bedrooms. Bedroom one overlooks the front of the property and offers a stylish en-suite, complete with walk-in shower, wc and basin. Bedrooms two and three are comparable sizes and overlook the rear.

Completing this impressive new home is the family bathroom, fitted with wc, basin and bath.

### Outside:

The front of the property holds driveway parking for two vehicles (side-by-side), with gated access leading to the mostly laid to lawn rear garden.

### Agent Notes:

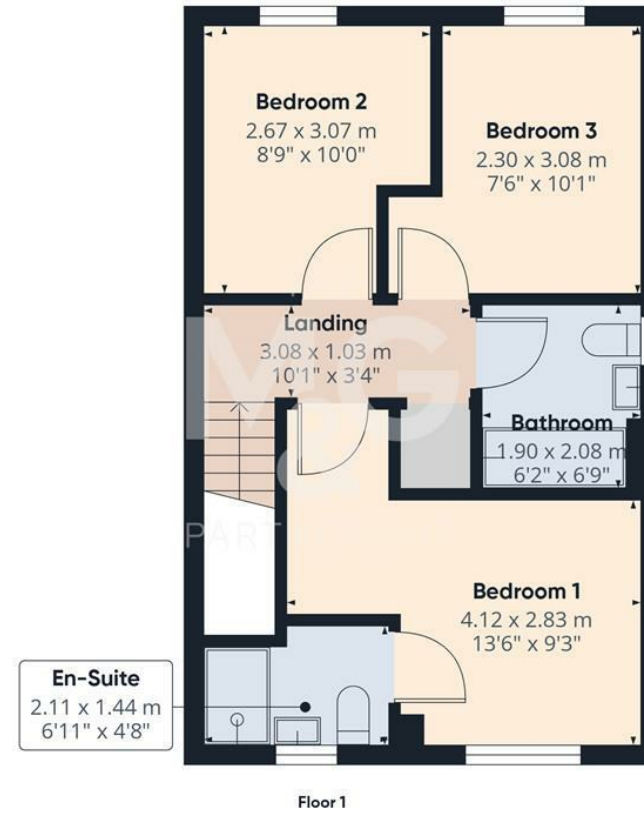
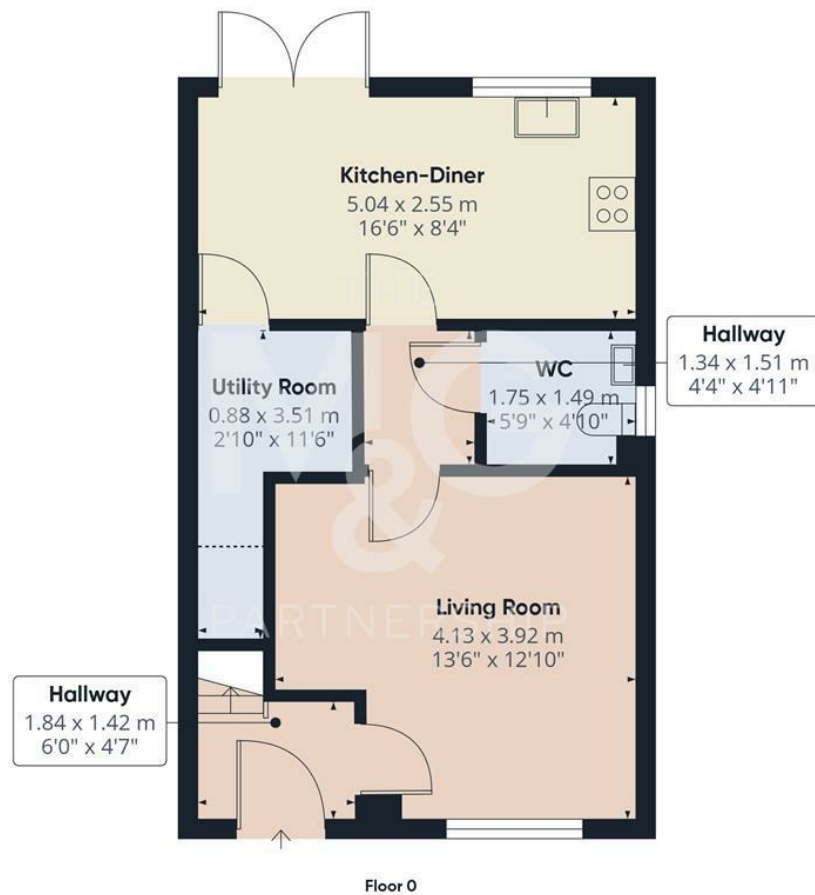
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Persimmon Homes

NHBC Warranty

Air Source Heat Pump





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