



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

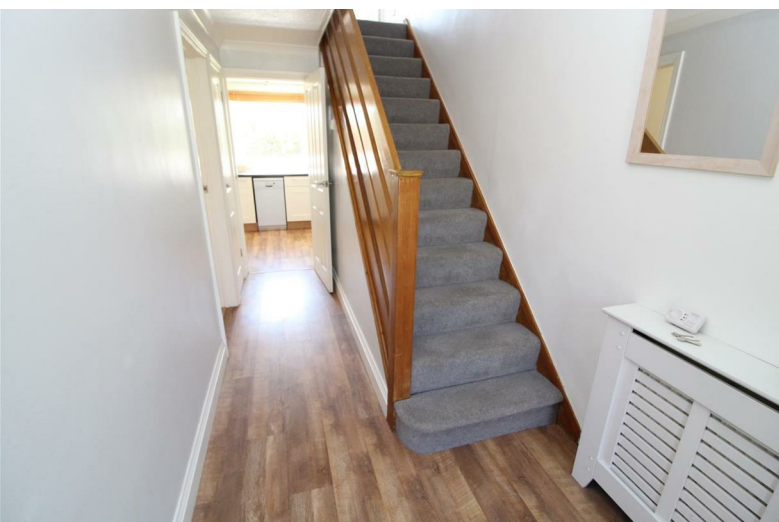
If you have been searching for a family home in Thurston, this well presented detached house might be perfect. Located close to all local amenities and offered for sale with NO UPWARD CHAIN, this is certainly a property deserving of an early internal inspection.

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



## 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		39	
(21-28) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

