Mortimer & Gausden

INDEPENDENT ESTATE AGENTS

12 Gates Close,
Thurston, Bury St. Edmunds, IP31 3UL

Offers In Excess Of
£450,000

A Wonderfully Positioned, Five Bedroom, Detached Family Home

Occupying an attractive plot within the popular College Park development, Thurston, this well-presented, five-bedroom detached family home offers an abundance of desirable features.

Built in 2021 by the 5 star accredited (HBF) builder, Persimmon Homes, the property benefits from a further 6 years as part of its NHBC warranty.

Thurston is a thriving village with an extensive range of amenities on offer including, schools, village stores, post office, public houses, nursery, garage, petrol station and railway line providing easy commuting routes to nearby towns such as Bury St Edmunds, Stowmarket & Ipswich for further leisure and professional opportunities.

Upon arrival you are greeted by a private driveway, suitable for two vehicles leading to the single garage. An electric car charger has recently been installed.

- Well-Presented Throughout
- Four Double Bedrooms & One Single
- En-Suite To Principle, Family Bathroom & Cloakroom
- Attractive Position Within The College Park Development
- NHBC Warranty - 6 Years Remaining
- Sizeable Kitchen - Diner With Separate Utility
- Private Driveway With Single Garage
- Second Reception Room, Ideal As Office / Study Or Playroom
- Energy Efficient Home

Ground Floor:
Entrance hallway complete with hard flooring and access to the multi-purpose reception room overlooking the front of the property. This is currently utilised as a music / playroom, but could easily be configured into a snug, office, bedroom or even dining room as original proposed. The sizeable lounge overlooks the front property and provides a wonderful heart to the home. Bathed in natural sunlight, courtesy of the patio doors opening into the private rear garden, the spacious kitchen-diner provides ample low and eye level storage in a soft grey fascia, providing a contemporary and sleek finish. Appliances include oven, gas hob and extractor fan, with space and plumbing facilities for a fridge-freezer and dishwasher. The utility room offers further storage and space for a washing machine and tumble dryer, whilst also housing the boiler and side access onto the driveway. Completing the ground floor you find the cloakroom, fitted with wc and basin and understairs storage.

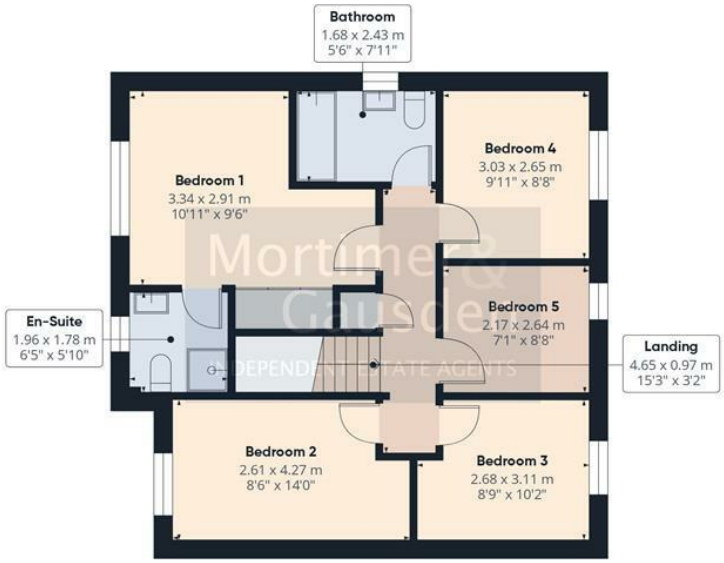
First Floor:
Bedroom one is a large double room with a sizeable alcove, perfect for free-standing of fitted wardrobes. The en-suite offers wc, basin, shower cubicle and heated towel rail. Bedroom two overlooks the front of the property, offers mirror fronted, fitted wardrobes allowing the floor space to be maximised to its full potential. Bedroom three also includes storage whilst bedroom four is the smallest of the four double rooms. Bedroom five is currently utilised as an office but can be a suitable single. The storage / airing cupboard on the landing and family bathroom comprising of wc, basin and bath with shower over complete the interior of this impressive family home.

Outside:
The private rear garden is mostly laid to lawn, with a sizeable patio in the rear corner, perfect for summer furniture. Gated access leads to the tandem driveway with electric car charger and single garage which supports power.

The front of the property is laid with shingle, providing space for a choice of potted greenery to frame an already attractive home.

Agent Notes:
EPC Rating: B
Council Tax: E
Mains gas, electricity, water and drainage.
Freehold
Estate Management Charge: £168.01 p/a (not yet in place)
What3Words: ///profited.candidate.frantic

Floor 0



Floor 1

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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