Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

1 Church Road,
Thurston, Suffolk, IP31 3RP

THE COTTAGE OF YOUR DREAMS – At some point, most of us have thought how lovely it would be to own a little cottage in the country – somewhere you can simply relax and unwind.

This charming cottage will tick all your boxes, with a wealth of original features, wood burner, private gardens ample parking and outbuildings.

- Beautifully presented and much improved cottage
- Occupying a well served village location
- Sitting room with wood burner, kitchen/dining room
- Garden room, shower room, 2 double bedrooms
- Gas fired central heating, delightful gardens
- Outbuildings including cart lodge and workshop

Guide Price £300,000

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General Information

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.

From the moment you step inside this charming cottage, you will know that this is a much-loved home and has clearly been very well maintained. The sitting room has a stable door and central feature fireplace with an inset multi-fuel/wood burner. An inner hallway, with staircase off, gives access to the shower room and superb kitchen/diner. The kitchen area includes ample cupboards, worktop surfaces and appliance space. The dining area provides space for a good-sized table and has double doors leading out into the garden room.

On the first floor are 2 double bedrooms. Bedroom 1 has a fitted wardrobe and an original fireplace. Bedroom 2 has full with wardrobes to 1 wall providing shelving and hanging space.

Outside
The property is set back and well screened from the road and is laid to lawn with mature hedging. The rear gardens are fence enclosed and are again laid to lawn with planted shrub and flower borders. Imediateley behind the cottage is a lovely patio area, providing the perfect place to relax with a glass of wine. To the far end of the garden is a shed/potting shed which in turn gives access to a large workshop/small garage.

A driveway located at the end of the row of cottages gives access to the rear of the property where there is a large cart lodge providing ample parking and further storage.

Directions
From Bury St. Edmunds proceed East along the A14 towards Ipswich. Take the exit for Thurston and Beyton (Junction 46) and at the bottom of the slip road turn left onto Thurston Road. Take the next right-hand turning towards The Planche and follow this road around the bend to the left leading into Church Road. The property will eventually be found on the right-hand side before the railway bridge.

Sitting Room 12'4 x 12'0 (3.76m x 3.66m)

Inner Hall

Shower room 8'0 x 5'8 (2.44m x 1.73m)

Kitchen/Diner 13'8 x 8'4 (4.17m x 2.54m)

Garden Room 8'0 x 7'8 (2.44m x 2.34m)

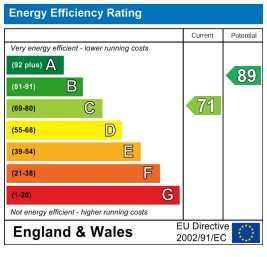
Bedroom 1 12'4 x 12'3 (3.76m x 3.73m)

Bedroom 2 8'9 x 7'7 min (2.67m x 2.31m min)

Workshop 18'3 x 7'8 (5.56m x 2.34m)

Shed 8'9 x 7'0 (2.67m x 2.13m)

Cart Lodge 18'8 x 9'10 over all (5.69m x 3.00m over all)



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 fitting. 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 web site, please contact our offices immediately.

Garden Room
Kitchen / Diner
Shower room
Sitting Room
Bedroom 2
Bedroom 1

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