Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

# The Laurels, Thurston Road, Great Barton, Bury St. Edmunds, Suffolk, IP31 2NZ

POSITION AND POTENTIAL – This spacious detached bungalow occupies a pleasant non-estate village setting and offers the potential to be updated and substantially extended.

Whether you are looking for a property to make your own with some basic updating or perhaps looking for something you can really add value to with more significant improvements, this CHAIN FREE bungalow is bound to be of interest.

- Individual detached bungalow requiring some updating
- Occupying a pleasant non estate village setting
- Porch, hall, triple aspect sitting room, fitted kitchen
- Spacious bathroom, 3 double bedroom, large attic space
- Oil fired central heating, uPVC sealed unit glazing
- Good sized gardens, extensive parking, garage and car port

## Guide Price £425,000

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# Thurston Road, Great Barton, Bury St. Edmunds, Suffolk, IP31 2NZ

## General Information

The property occupies a pleasant non-estate village setting, close to open countryside and within easy reach of local amenities. Great Barton is a much sought after village and offers an extensive range of local amenities including a superb primary school, general store, church, public house and village hall.

The bungalow is also within easy reach of Thurston which has a wider range of facilities including a railway station. The historic market town of Bury St. Edmunds is around 3 miles away (10 minutes in the car) and offers excellent shopping, recreational and educational facilities.

The Laurels is thought to have been built in the late 1950's and, as is typical of homes of this era, provides well-proportioned rooms with lots of natural light. The property has been well maintained by the present owners however potential now exists for some updating.

Whilst the bungalow is already of a good size it is worth noting that the attic space is quite large and would be suitable for conversion (subject to consent) to provide a number of first-floor rooms. The existing accommodation benefits from oil-fired central heating and uPVC sealed unit glazing.

Outside
The property is set back well from the road behind low walling and mature hedging. A driveway provides extensive parking and turning for a number of cars and gives access to the large single garage and carport. The main gardens are formed to the side and rear of the bungalow and include a patio area, large lawn. range of timber outbuildings and a wide variety of shrubs, trees and fruit trees.

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Directions
From Bury St. Edmunds proceed north along the A143 Diss Road. On reaching Great Barton continue past the garage and on reaching the Bunbury Arms public house, turn right at the crossroads onto the Thurston Road. The property will then be seen on the lefthand side just before the turning for the Pakenham Road and marked by our for sale board.

Porch 8'0 x 5'0 (2.44m x 1.52m)

Hall 17'6 x 5'0 min (5.33m x 1.52m min)

Sitting Room 20'0 x 15'10 (6.10m x 4.83m)

Kitchen/Diner 16'4 x 11'7 (4.98m x 3.53m)

Bedroom 1 14'6 x 10'4 (4.42m x 3.15m)

Bedroom 2 / Dining Room 15'0 x 11'3 (4.57m x 3.43m)

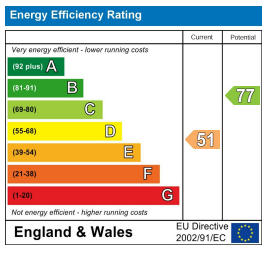
Bedroom 3 11'10 x 11'3 (3.61m x 3.43m)

Bathroom 9'4 x 6'8 (2.84m x 2.03m)

Lean to 13'6 x 4'6 (4.11m x 1.37m)

Garage 14'6 x 14'3 (4.42m x 4.34m)

Gardens

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Lean To
Kitchen / Diner
Bedroom 2/ Dining Room
Bedroom 3
Hall
Bedroom 1
Porch
Sitting Room