

Mortimer &
Gausden

INDEPENDENT ESTATE AGENTS



59 Maltings Garth, Thurston,
Bury St. Edmunds, IP31 3PP

Guide Price
£425,000

SO MUCH SPACE! - A very comfortable home in a sought-after village setting

This exceptionally spacious detached chalet provides an excellent range of flexible accommodation, making it perfect for family living.

The property provides buyers with the opportunity to do some updating and remodelling whilst adding to its value.

Set in mature corner plot gardens with a single garage and ample parking, the property occupies a pleasant location, within easy walking distance of the village centre and all local amenities.

The house is being sold with the benefit of having **NO ONWARD CHAIN**.

- Substantial detached chalet style home
- Occupying a popular village setting
- Porch, hall, shower room, fitted kitchen
- Spacious sitting room, dining room
- Ground floor bedroom, Study/bed 5
- 3 First floor bedrooms, bathroom
- Conservatory. Oil fired heating
- Garage, enclosed gardens, ample parking
- **NO UPWARD CHAIN**



Whether you have been searching for a home large enough for your growing family or simply somewhere with flexible living space in a well-served setting, this attractively presented detached chalet is bound to appeal.

On the ground floor:

A large entrance porch gives access to an inner hallway with a staircase to the first floor. The sitting room has a dual aspect with lots of natural light and a fireplace. A connecting door leads to the separate dining room which has an opening into the conservatory. The kitchen is fitted with a range of cupboards and provides ample appliance space. Buyers may consider taking down the dividing wall to make 1 larger kitchen/diner.



There are 2 bedrooms on the ground floor and a shower room - so this space could work well for anyone with a dependent relative or for those people working from home.

On the first floor:

A spacious landing area leads to the bathroom and 3 double bedrooms, 2 of which have large eaves storage cupboards.



Outside

The property has wide borders to the front which are laid to lawn with mature shrubs. A further area of lawn to the side borders the long driveway which provides plenty of parking and access to the single garage. The hedge and fence-enclosed rear gardens include a sheltered lawn and planted flower borders.

COUNCIL TAX - BAND E

EPC - E

COUNCIL - Mid Suffolk

SERVICES - Mains water, electricity and drainage.

Oil heating, gas within the road

BROADBAND - Ofcom states Superfast broadband is available

Mobile - Ofcom states all mobile phone providers are likely

WHAT3WORDS -///prowling.cupcake.hamster



01284 755526

mail@mortimerandgausden.co.uk
www.mortimerandgausden.co.uk
7 Langton Place, Bury St. Edmunds, Suffolk, IP33 1NE

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