

THE  
**Mortimer  
& Gausden**  
PARTNERSHIP



43 Oakey Field Road, Thurston,  
Bury St. Edmunds, Suffolk, IP31 3RX

Guide Price  
£399,950



PARTNERSHIP

## Wonderfully Presented Home, Occupying An Attractive Corner Plot

Occupying an attractive corner plot, this incredibly well-presented, three-bedroom semi-detached family home offers an abundance of desirable features from three double bedrooms, to a garden office, ideal for those who work remotely.

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, leading to an extended, single garage, complete with power.

Since purchasing, the vendors have refurbished the property throughout adding both practicality and contemporary style with features such as glass balustrades on the central staircase. There is also the benefit of an EV Charging Point and a water softener.

- Refurbished Throughout & Move In Ready
- Fitted Wardrobes In Principal Bedroom
- Driveway Parking & Single Garage
- Open-Plan Lounge-Diner
- Garden Office
- Three Double Bedrooms
- Immaculately Presented Family Home
- EV Charging Point
- Water Softener
- Attractive Corner Plot Creating Large Rear Garden



### Ground Floor:

Upon entry, you are greeted by an entrance porch, ideal for coat and shoe storage, before entering the open-plan lounge-diner.

This superb space is bathed in natural light and has been vastly improved with hard flooring, French doors opening onto the patio as well as glass balustrades on the central staircase for a contemporary and practical aesthetic.

The kitchen has been refurbished with a choice of low and eye-level units, finished in a shaker-style whilst also including features such as an in-set sink, fitted oven, hob and plumbing facilities for a dishwasher. A large, walk-in pantry can also be found to maximise the space available.

To the rear of the dining room, you will find the reconfigured utility room, complete with plumbing for washing machine, as well as a stainless steel sink and cloakroom. Access to the rear garden can also be found.

### Upstairs:

The landing holds access to all three double bedrooms. Bedroom one and three overlook the rear, whilst bedroom two overlooks the front. Bedroom one also supports a choice of fitted wardrobes.

The family bathroom is well appointed with a double walk-in shower, basin with storage, wc and heated towel rail.

A large storage cupboard on the landing completes this impressive property.

### Outside:

EPC Rating - C

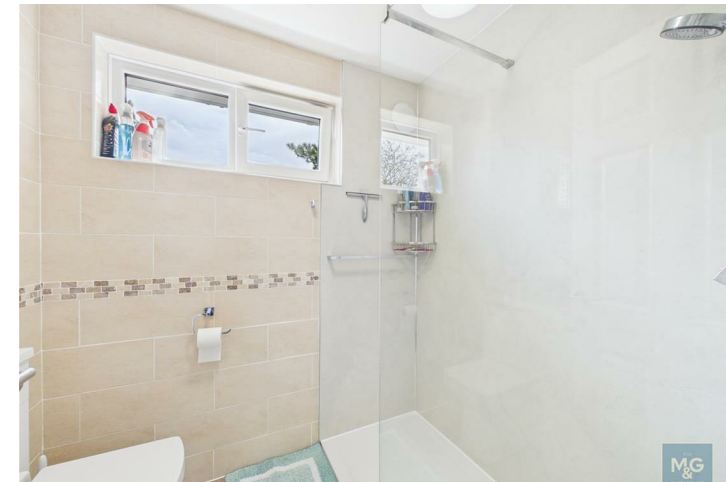
Council Tax - C (Mid Suffolk)

All Mains Services Connected

What3Words: ///discusses.adjuster.electrode

Broadband: Ultrafast broadband available (source: Ofcom)

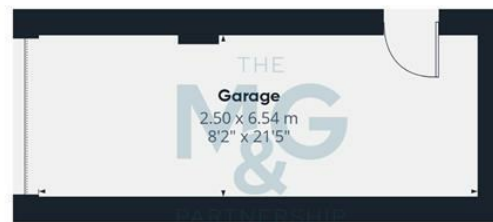
Mobile Coverage: Service available from all providers (source: Ofcom)





Floor 1 Building 1

Floor 0 Building 1



Floor 0 Building 2



Floor 0 Building 3

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.

The Mortimer & Gausden Partnership is a trading name of Mortimer & Gausden Ltd.