



Stoney Lane, Thurston, Bury St. Edmunds

Sheridans



Charming mid terraced 3 bedroom cottage enjoying a tucked away setting within the well served village of Thurston.

Understood to have been built in the 19th century and updated in more recent years, this mid terraced period cottage, provides a deceptive level of well presented accommodation complemented by three bedrooms and enclosed rear gardens, parking and cartlodge style garaging.

Benefiting from oil fired radiator central heating and double glazing, the accommodation currently in brief comprises an entrance hall with door leading to the cosy sitting room with wood burning stove and to a study with window to front. The kitchen/breakfast room is fitted with a range of units providing plenty of drawer and cupboard space and complemented by built in appliances. On the first floor is a small landing, leading to the three bedrooms served by the family bathroom with bath and separate shower, completing the accommodation.

## Outside

The cottage is approached along a shared private driveway leading to off road parking and cartlodge style garage with store. The front garden is laid to lawn and to

the rear is a further enclosed garden stocked with maturing shrubs and flowering plants.

## Location

The property enjoys a delightful setting set back from a small lane on the edge of the village, whilst situated within a stones throw of the excellent range of local facilities that the village has to offer. These include a well-regarded community college, primary school, excellent shop/post office, co-op, barbers, hairdressers, cafe, pharmacist, garage with shop, cycle route to Bury St Edmunds, two public houses, community centre, village hall and church. Thurston has its own rail station and the village is situated within four miles of the historic market town of Bury St Edmunds. Excellent access is gained to the A14 dual carriageway linking the East coast ports, Cambridge and London via the M11 motorway, and access to Stowmarket with its main line link to London.

## Directions

From the direction of Bury St Edmunds proceed the A14 towards Stowmarket. Take the turning signposted Thurston, Beyton and Tostock. Turn left towards Thurston. Take the next right into The Planche. Follow the road into Church Road, proceed under the bridge and turn right into Stoney Lane. Continue up stoney lane, turn right immediately before Chesterford House,

- Charming terraced cottage in tucked away setting
- Thriving village with excellent local facilities
- Off road parking, modern cart lodge style garage
- Entrance hall
- Study
- Sitting room with wood burner
- Well equipped kitchen/breakfast room
- Three bedrooms
- First floor family bathroom
- Front and rear gardens

where the driveway to the cottage is the second from last driveway on the right.

## Services

Mains electricity, water and drainage. Oil fired under floor and radiator central heating.

Council Tax: Mid Suffolk Band: B

Broadband speed: Up to 1000 mbps available (Source Ofcom)

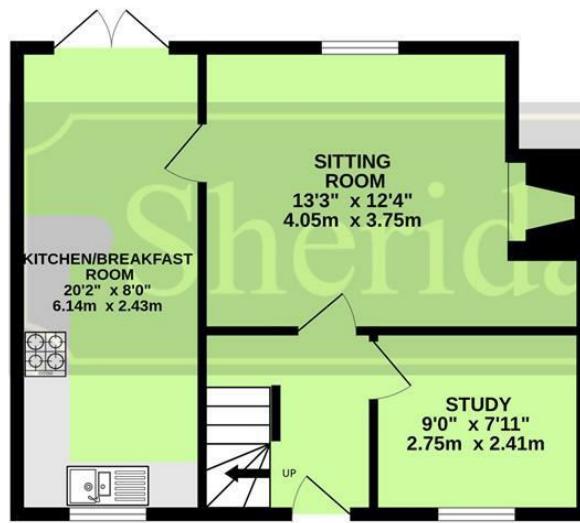
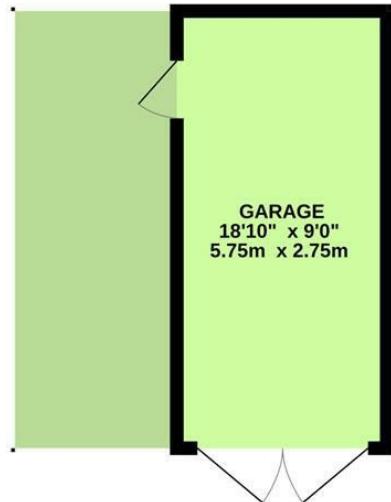
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

Flood Risk: Very Low Risk



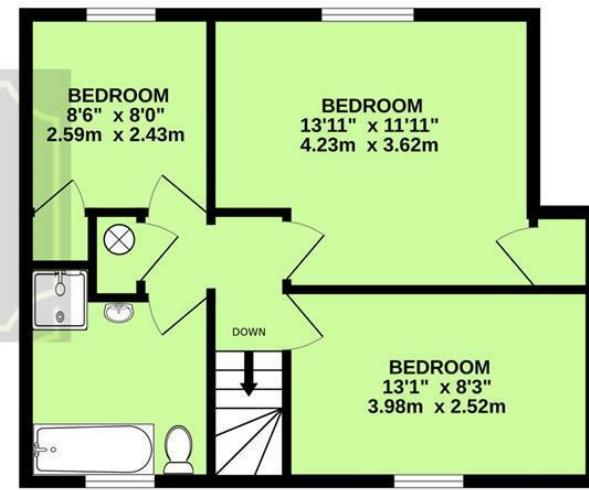


GROUND FLOOR



TOTAL FLOOR AREA : 936sq.ft. (87.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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1ST FLOOR



These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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