



Cedars Close, Ixworth Road, Thurston

Sheridans



Cedars Close, Ixworth Road, Thurston IP31 3QS

Guide Price £675,000

Superb four-bedroom detached, energy-efficient family home enjoying a tucked-away setting within the well-served village of Thurston.

This splendid modern family home offers a surprising level of particularly well-presented accommodation extending to approximately 2,100 sq ft, with quality features including bathrooms with concealed LED lighting, an air-source heating system supplying underfloor heating on all floors, quality tiled and oak flooring, and a kitchen fitted with integrated appliances and French doors to the garden. The sitting room features a fireplace with a newly installed wood-burning stove, and further benefits include aluminium double-glazed windows, a built-in entertainment system with speakers, and PV solar panels providing electricity and hot water, creating an A-rated home that is extremely efficient with very low running costs.

The stylishly presented accommodation, in brief, comprises an entrance hall with stairs rising to the first and second floors and a door to the ground-floor cloakroom. There is an understairs cupboard housing the media hub. The kitchen/breakfast room is fitted with a quality range of Wentworth units, complemented by built-in appliances including an oven, hob, fridge-freezer, wine cooler, quartz preparation surfaces, and a separate utility room. The family room is a light and airy space with wood flooring and French doors to the garden, and opens into the triple-aspect sitting room, which enjoys wooden flooring, a newly installed contemporary wood burner, and two sets of French doors to the rear garden.

On the first floor, the landing has stairs to the second floor, an airing cupboard, and access to two large double bedrooms, both with stylish en-suite shower rooms. On the second floor are two further double bedrooms served by a family bathroom, completing the accommodation.

Outside

To the front, the house is approached via a block-paved driveway providing parking for up to four cars and access to the garage, which includes an EV charging point. To the side of the garage, a door opens into an inner hall area with access to a cloakroom and stairs rising to a versatile home office/room above.

The south-facing rear garden is mostly laid to lawn and bordered by mature trees, creating a good degree of privacy, particularly in the summer months. Within the garden is a studio/games room equipped with power and lighting.

Situation

This exclusive small development of only three brand new houses is situated in a private setting on the outskirts of the village. Thurston is a popular and well served village with amenities including a well regarded community sixth form college, shop, post office, garage, station and two public houses.

The village is situated within 5 miles of the historic market town of Bury St Edmunds and provides excellent access to the A14 dual carriageway, linking to Cambridge and London via the M11 Motorway. The nearby market town of Stowmarket has a main line rail link to London Liverpool Street station.

Directions

From Bury St Edmunds proceed along the A14 towards Stowmarket, taking the turning signposted Thurston, Beyton, Tostock. Turn left towards Thurston. Follow the road into the village and at the T junction after Cracknells Garage, turn right and then take the next right onto Station Hill. Follow the road, passing the crossroads and and onto Ixworth Road where the entrance to Cedars Close will be found further on the right.

- Detached energy efficient "A rated" family home in tucked away setting
- Plenty of vehicle parking, EV charge
- Garaging with cloakroom and home office/room above
- Triple aspect sitting room with wood burner
- Well equipped kitchen breakfast room, family/dining room
- Utility, cloakroom
- South facing gardens with games room
- Heat recovery system, solar, underfloor heating on all floors, air source heat pump
- Four bedrooms, two en-suites, family bathroom
- Walking distance of excellent local facilities, schooling and train station

Services

Air source heating providing underfloor heating on all floors. Solar PV Panels. Low energy running costs. Double glazing. Mains drainage and water. Heat recovery system. Council Tax: Mid Suffolk Band: F Broadband speed: Up to 1000 mbps available (Source Ofcom) Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom) Flood Risk: Low Risk (Source Gov.uk)





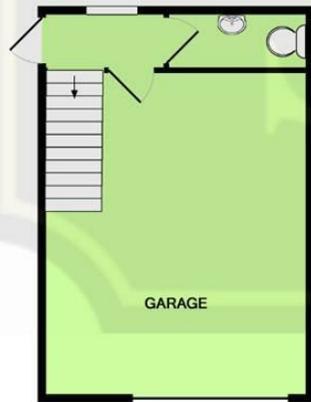
GROUND FLOOR



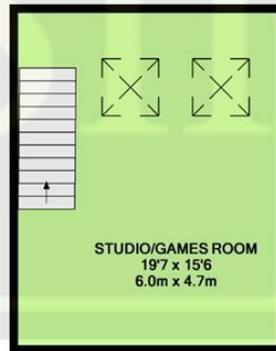
1ST FLOOR



2ND FLOOR



GARAGE



STUDIO/GAMES ROOM

TOTAL APPROX. FLOOR AREA 2153 SQ.FT. (200.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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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