



**The Acorns, Thurston**

**Sheridans**



# The Acorns, Thurston IP31 3QW

Guide Price £715,000

A beautifully presented five-bedroom modern house with double garage and outside entertaining room, situated within this well-served village close to Bury St Edmunds.

The much-improved accommodation extends to approximately 2,100 sq ft and currently, in brief, comprises a reception hall with stairs rising to the first floor, under-stairs cupboards, and a door to the study, which includes a built-in workstation and window to the front. The sitting room is a comfortable reception space for relaxing, and across the rear of the property is the stunning open-plan modern kitchen/dining area. This is fitted with a wide range of matching painted Shaker-style kitchen units and complemented by quartz worktops. Features include a five-ring gas hob with extractor above, built-in double oven, dishwasher, fridge-freezer, wine chiller, hot tap, water softener, and a double-doored corner larder cupboard, to highlight just a few. Completing the ground floor is a separate utility room with sink, additional storage, and plumbing/space for a washing machine, along with access to the rear. Adjacent is a cloakroom.

From the first-floor landing is the large dual-aspect principal bedroom with a range of built-in sliding-door wardrobe cupboards, as well as a separate dressing room with large walk-in storage cupboard. Completing the suite is the spacious, fully tiled en-suite with multifunctional bath/shower, multi-jet spa bath, and steam settings. The second bedroom suite features built-in sliding, mirror-fronted wardrobes and a fully tiled en-suite shower room with quadrant shower.

Three further bedrooms, all with built-in wardrobes with shelves and hanging rails, plus a fully tiled family bathroom with double-ended bath, complete the first-floor accommodation.

## Outside

To the front of the property is a hard landscaped garden adjacent to the driveway allowing for parking for multiple vehicles, whilst giving access to the double garage. To the rear through the large sliding doors in the kitchen/dining area is a terrace across the back with tiled steps up to a middle terrace and further to composite entertaining deck, on the edge of which is an enclosed kitchen/dining area with worktops and storage, all of which is a suntrap due to its aspect. Completing the garden are artificially turfed areas for ease of maintenance and well-established borders. The rear garden also offers a high degree of privacy.

## Location

The property enjoys an elevated setting in an exclusive area situated within walking distance of the excellent range of local facilities, which include a well-regarded community college, primary school, excellent shop/post office, garage with shop, pharmacy, hairdressers, library, 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

When entering Thurston from the direction of Bury St Edmunds and Mount Road, turn left at the cross roads with Beyton Road and the entrance to The Acorns will be found on the right hand side.

3 What Words ///stripped.tasty.cemented

## Services

- Beautifully presented family home
- Wonderful landscaped gardens ideal for entertaining
- Ample parking, double garaging
- Thriving well served village close to Bury St Edmunds
- Study, sitting room
- Fabulous "live in" kitchen dining room
- Principal suite with dressing room and stylish en-suite
- Four further bedrooms, en-suite shower
- Family bathroom
- Utility, cloakroom

All mains services being gas, electric, water and drains are connected. Gas fired central heating.

Council Tax: West Suffolk Band: G

Broadband speed: Up to 1800 mbps available (Source Ofcom)

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

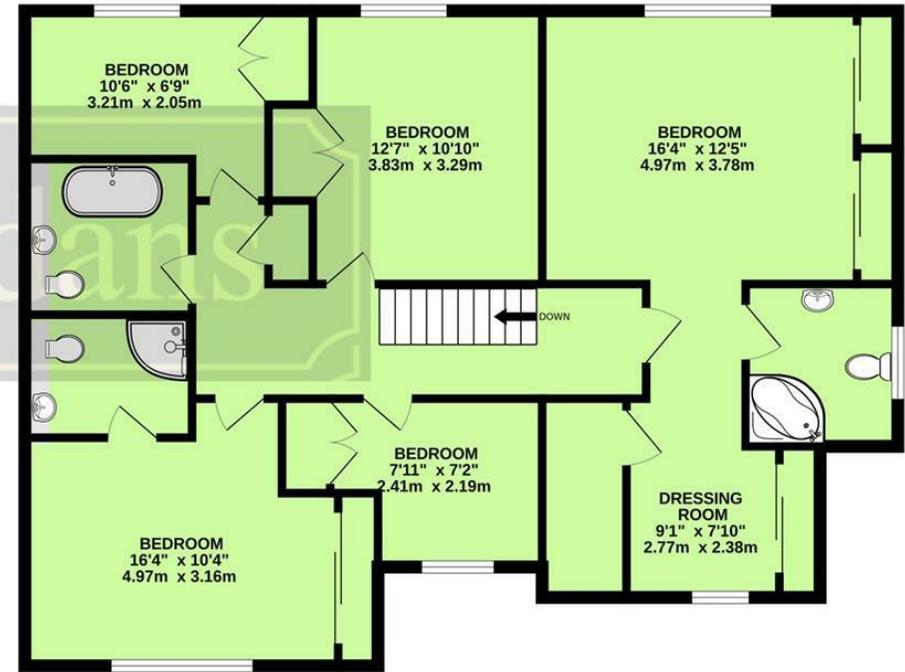
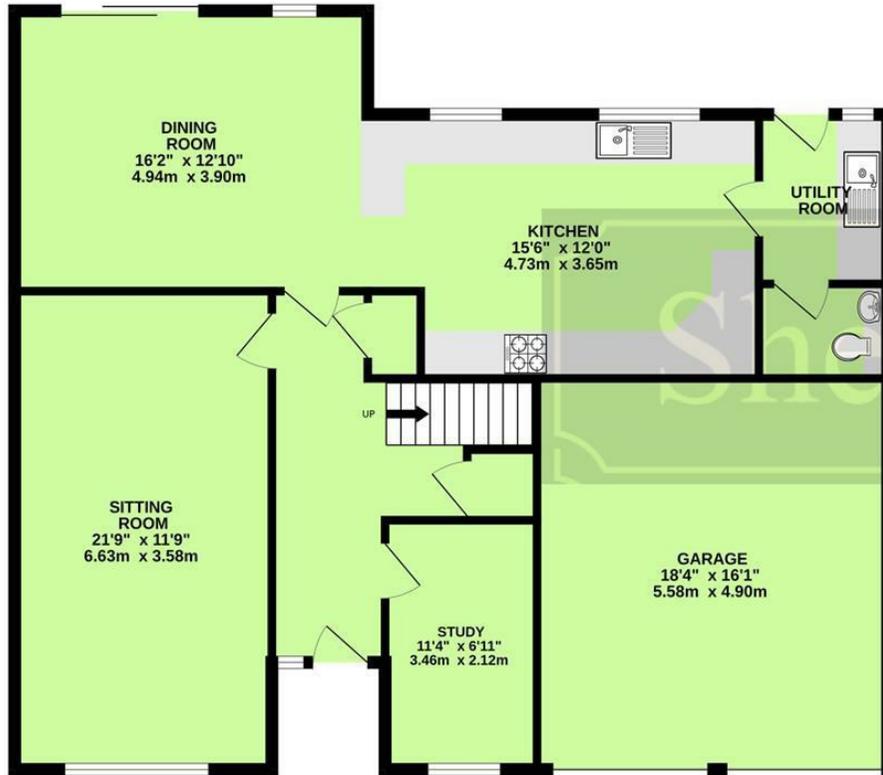
Flood Risk: Very Low Risk



GROUND FLOOR

TOTAL FLOOR AREA : 2164sq.ft. (201.0 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.

Sheridans Estate Agents

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