



The Green, Thurlow, CB9 7JH

CHEFFINS

The Green

Thurlow,
CB9 7JH

- Far Reaching Countryside Views
- Double Garage and Large Driveway
- Four Bedrooms
- Versatile Living Accomodation
- Modern Fitted Kitchen
- Utility
- Boiler Room
- Freehold
- EPC Rating D

A beautiful four bedroom, detached family home in the village of Thurlow. This property benefits from a generous driveway and double garage, versatile living accommodation, and pleasant rear garden with far reaching countryside views. (EPC Rating D)

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Guide Price £725,000





LOCATION

Great and Little Thurlow combine to form one of the areas most charming and practical villages. The village is set amidst the land of The Thurlow Estate and is home to a pleasing mix of grand residences, chocolate box cottages and family homes. An excellent and thriving community is supported by good facilities including public house, church, well regarded primary school, car garage, village hall and playing fields with children's play area & tennis courts.

Further facilities are available in Haverhill (4 miles), Newmarket (10 miles) and the city of Cambridge (22 miles). There are mainline stations at Newmarket, Cambridge and Audley End (19 miles). London Stansted Airport is around 30 miles.

GROUND FLOOR

ENTRANCE HALL

Window to front, stairs to first floor, doors to living room, kitchen and wc.

WC

Two piece suite comprising low wc, hand wash basin, radiator, window.

LIVING ROOM

Wood burner, radiator, window to front, open plan to family room, archway to:

DINING ROOM

Radiator, double doors to:

FAMILY ROOM

Vaulted velux ceiling, two sets of French doors to rear garden, two radiators, window to side.

KITCHEN

Fitted base and eye level units, stainless steel sink with mixer tap, integrated fridge/freezer, integrated dishwasher, integrated microwave, double eye level oven, island with induction hob and extractor over, open plan to:

BREAKFAST ROOM

Vaulted velux ceiling, radiator, French doors to garden, door to:

UTILITY

Base and eye level units, plumbing for washing machine, space for tumble dryer, window, radiator, door to garden, door to:

BOILER ROOM

Housing oil boiler and water softener, storage, door to double garage.

FIRST FLOOR

Storage cupboard housing hot water cylinder, doors to:

BEDROOM ONE

Double bedroom, window to rear, radiator, access to shower enclosure and sink to side, heated towel rail and extractor fan.

BEDROOM TWO

Double bedroom, window to rear, radiator, built in wardrobes.

BEDROOM THREE

Double bedroom, window to rear, radiator.

BEDROOM FOUR/STUDY

Single bedroom, window to front, radiator.

BATHROOM

Four piece suite comprising corner bath, shower enclosure, low wc, vanity hand wash basin, heated towel rail, extractor fan, obscure window to front.

OUTSIDE

Far reaching views over the country side to both the front and rear of the property. The rear garden is well maintained with an array of mature shrubs and plants, enclosed by timber fencing and hedging to the rear. There is both a large timber shed and greenhouse situated to the side of the garden, with both decking and patio areas for seating.

DOUBLE GARAGE AND DRIVEWAY

Double garage with 2 sets of up and over doors, power and lighting connected, personal access door to garden. Large drive to the front of the property for ample parking.

AGENTS NOTE

AGENTS NOTE - For more information on this property, please refer to the Material Information brochure that can be found on our website.

VIEWINGS By appointment through the Agents.

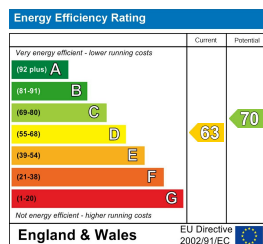
SPECIAL NOTES 1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.

2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.

3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.







Guide Price £725,000

Tenure - Freehold

Council Tax Band - F

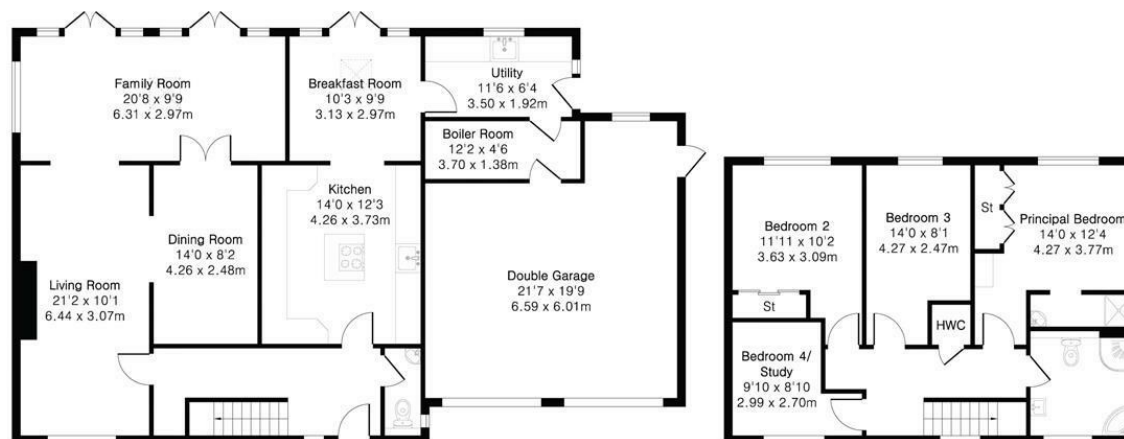
Local Authority - West Suffolk

**Approximate Gross Internal Area 1775 sq ft - 164 sq m
(Excluding Garage)**

Ground Floor Area 1111 sq ft - 103 sq m

First Floor Area 661 sq ft - 61 sq m

Garage Area 366 sq ft - 34 sq m



Ground Floor

First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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