

FOR SALE



Heather Close, Thurston IP31 3PX

3 Bedrooms, 2 Bathroom, Detached Bungalow

Offers In Region Of £450,000 FREEHOLD





- Chain Free
- Garage & Ample Parking
- Open Plan
- Close to Train Station
- Walking Distance To Local Amenities
- Modern Throughout
- Popular Village Location

Step into effortless living with this beautifully presented 3 bedroom home in the thriving village of Thurston, modernised throughout and ready to move straight in. Inside, discover three spacious bedrooms, including a walk-in wardrobe, a bright and contemporary kitchen/diner, and stylish decor from top to bottom, no updates needed. Enjoy the comfort and space of a thoughtfully designed home with the added benefit of a garage and ample parking. Positioned overlooking a green, this home offers peace and a sense of openness while being just moments from everything you need. Thurston offers a train station, local shops, and schools for all ages, making this location ideal for families and commuters seeking convenience and community. Move-in ready homes in this sought-after village don't stay available for long. Book your viewing today and make this immaculate home your own!

THE ACCOMMODATION COMPRISES:

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 80 C | 88 B |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

ENTRANCE HALL: Karndean flooring, under floor heating, ceiling spotlights, built in under stairs storage drawers under stairs. Door to

LIVING ROOM: 9' 07" x 13' 04" min, 16' 09" max (2.92m min, 5.11m max) into bay. Under floor heating, thermostat, dimmer switch. Bay window to front overlooking green.

LIVING/DINING AREA : 17' 08" x 13' 02" (5.38m x 4.01m) Karndean flooring, bi-fold doors to garden, underfloor heating, ceiling spotlights, glazed doors to Sunroom, door to side hallway.



KITCHEN AREA: 10' 11" x 10' 08" (3.33m x 3.25m)

Ceiling spotlights, Karndean flooring, under floor heating, work surfaces with units under and range of wall mounted units. 1.5 inset stainless steel drainer with mixer tap over. Integrated fridge freezer, dishwasher, electric hob with extractor hood over, integrated microwave, pull out bins, oven and grill. Breakfast bar with storage under. Window to front overlooking green.

SUNROOM: 9' 06" x 6' 06" (2.9m x 1.98m) French doors to front and rear, window to side, two Velux windows in pitched roof. Karndean flooring, under floor heating.

HALLWAY: Karndean flooring, door with frosted panelled window to side leading to side passageway.

CLOAKROOM: Karndean floor, under floor heating, low level WC, wash hand basin, frosted window to side.

UTILITY ROOM: 5' 10" x 6' 06" (1.78m x 1.98m) Karndean flooring, under floor heating, wall mounted units with work surfaces and units under, wall mounted gas boiler, space and plumbing for washing machine, 1 inset stainless steel sink with mixer tap over, ceiling spotlights, window to rear.

LANDING: Velux window to front, ceiling spotlights, loft hatch, airing cupboard storage.

BEDROOM ONE: 11' 01" x 16' 09" (3.38m x 5.11m)

Window to front overlooking the green, radiator, ceiling spotlights with dimmer switch, door to -

WALK IN WARDROBE: Velux window, radiator, storage shelves and hanging rails, ceiling spot lights.

BEDROOM TWO: 11' 08" x 9' 07" (3.56m x 2.92m)

Window to front, overlooking the green, radiator, TV point, ceiling spotlights, built in wardrobe with hanging rail.

BATHROOM: Window to rear, low level WC, wash hand basin with storage under, bath with jets, mixer tap and hand shower attachment, illuminated mirror, ceiling spot lights, extractor fan, glass panel rainfall shower with hand held shower hose, inset toiletry shelving, fully tiled walls.

BEDROOM THREE: 7' 03" x 9' 07" (2.21m x 2.92m)

Velux window to rear, radiator, TV point, built in wardrobe with hang rail, ceiling spotlights with dimmer switch.

OUTSIDE: The rear garden has a patio area with hedge border, outside lights, planters Astroturf putting green, BBQ area, side passage with courtesy door to garage. The front is laid to block paving with ample parking, to the side front garden mainly laid to lawn.





GARAGE: 9' 03" x 23' 05" (2.82m x 7.14m) With outside security lights, up and over door, courtesy door, light and power connected.

ENERGY PERFORMANCE RATING C: A full copy of the report can be obtained from the Sales Agent.

VIEWING ARRANGEMENTS: Strictly by appointment with the Sales Agent, Martin & Co please call 01284 701511 to arrange a viewing.

AGENTS NOTE: Section 21, the vendor is related to an employee of Martin & Co Bury St Edmunds

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for m part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.