



Meadow Brown Way, Thurston, Suffolk, IP31 3TU

MARK EWIN
BURY ST EDMUNDS

Meadow Brown Way, Thurston, Suffolk, IP31 3TU

A three-bedroom, terraced property located in the popular and well served village of Thurston offers modern and well-presented accommodation throughout.

On the ground floor, the property offers an entrance hall, cloakroom, welcoming sitting room and a modern kitchen/dining room with doors leading to the garden. The kitchen offers an attractive range of wall and base level units and incorporates a built-in dishwasher, oven, gas hob and extractor over.

On the first floor, a landing leads to three bedrooms, the principal benefits from an ensuite shower room and a family bathroom completes the accommodation on offer.

Outside, parking is offered via a driveway and leads to a single garage. The rear garden is mainly laid to lawn with a paved patio area, raised beds and a decking area at the end of the garden.

Agents note: There is an annual maintenance charge of approximately £142.00 payable for the upkeep of the common areas.

Additional Information

Tenure: Freehold

Mobile Coverage: EE, O2, Three & Vodafone are available in this area. (Source Ofcom) Broadband: Standard, Superfast & Ultrafast are available in this area. (Source Ofcom)

Services: Mains Gas, Electric, Water & Drainage.

Heating via gas central heating. (Please note that none of these services have been tested by the selling agent.)



Directions

Leave Bury St. Edmunds along Mount Road, signposted Thurston. On reaching Thurston continue straight over the 2nd set of crossroads into Thredwastre Road and onto Sandpit Lane. Turn right into Meadow Brown Way where the property can be found.

Location

The village of Thurston offers excellent local amenities including village shop, post office, butchers public house, coop and schooling. The location gives easy access to the A14 towards both Bury St Edmunds and Ipswich. There is also a railway station and local bus service. The historic market town of Bury St Edmunds is approximately 6 miles away and provides an excellent range of schooling, shopping, cultural and recreational facilities.

Accommodation:

Entrance Hall 3' 9" x 16' 0" (1.15m x 4.87m)

Cloakroom 2' 9" x 6' 5" (0.85m x 1.96m)

Sitting Room 10' 8" x 16' 0" (3.25m x 4.87m)

Kitchen 9' 8" x 11' 10" (2.94m x 3.60m)

Dining Area 7' 7" x 11' 10" (2.31m x 3.60m)

Landing 3' 8" x 12' 1" (1.11m x 3.68m)

Bedroom 9' 10" x 13' 3" (3.00m x 4.03m)

Ensuite 5' 5" x 7' 4" (1.66m x 2.24m)

Bedroom 9' 10" x 9' 3" (3.00m x 2.82m)

Bedroom 7' 1" x 11' 10" (2.17m x 3.60m)

Bathroom 7' 1" x 5' 10" (2.17m x 1.78m)

Rear Garden

Driveway & Garage

Additional Information:

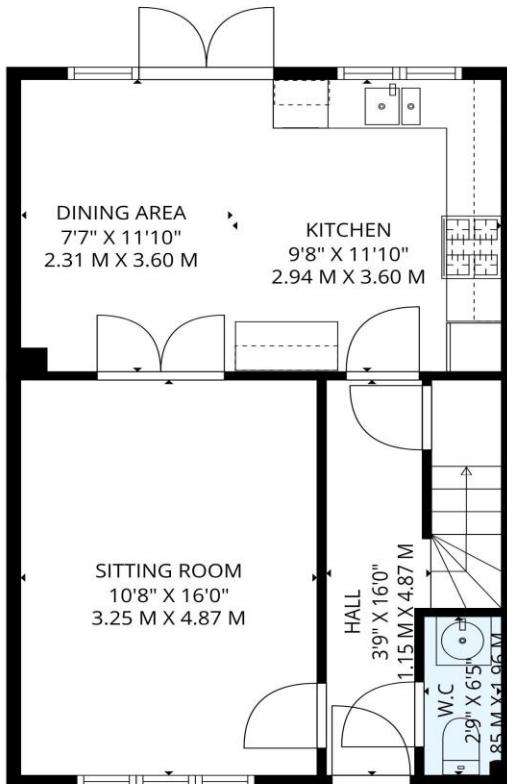
Council Tax Band: C

EPC Rating: B

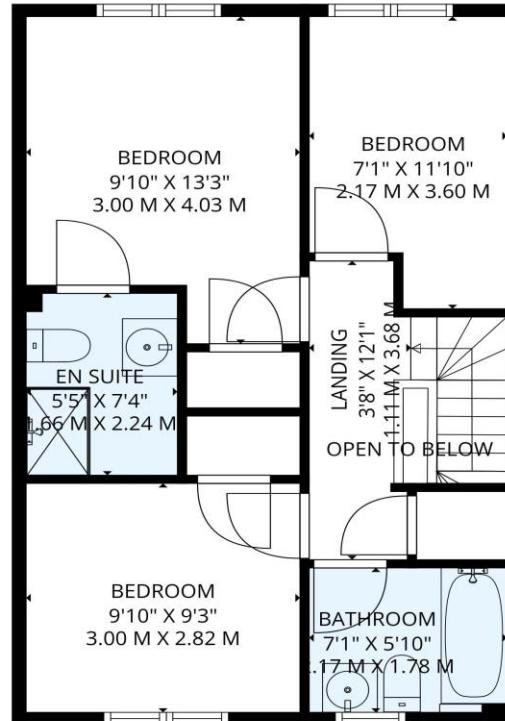
Tenure: Freehold

Offers Over £300,000
Freehold





1ST FLOOR



2ND FLOOR

TOTAL: 969 sq. ft, 90 m²

1st floor: 486 sq. ft, 45 m², 2nd floor: 483 sq. ft, 45 m²
EXCLUDED AREAS: OPEN TO BELOW: 3 sq. ft, 0 m², WALLS: 63 sq. ft, 6 m²

All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dcpp.



MONEY LAUNDERING REGULATIONS 2003: Purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

PLEASE NOTE: 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 purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the 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. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the Agents.

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