



Genesta Drive, Thurston, Suffolk, IP31 3PZ

**MARK · EWIN**  
BURY ST EDMUNDS



## Genesta Drive, Thurston, Suffolk, IP31 3PZ

A spacious, two-bedroom bungalow with delightful views to the rear and located in the popular and well-served village of Thurston.

The accommodation comprises an entrance hall, cloakroom, fitted kitchen, dining room and sitting room. There is an additional hallway that leads to the two bedrooms, one of which benefits from built-in wardrobes and the shower room completes the accommodation on offer.

Outside, parking is offered via a driveway and leads to the single garage. The remainder of the front garden is laid to lawn. To the rear, there is a delightful garden with field views that is predominately laid to lawn and offers a paved patio area, planted beds, a summerhouse and outside studio with power and light.

### 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

Travelling from Bury St Edmunds, leave the A14 at junction 45 exit towards Great Barton/ Rougham Ind Estate, at roundabout take the 3rd exit onto Sow Lane, at the next roundabout take the 3rd exit and continue onto Sow Lane. Turn right onto Sow Lane and Right at Mount Road. Continue to Heath Road and turn right onto Genesta Drive where the property can be found on the right.

### Location

The village of Thurston offers excellent local amenities including village shop, post office 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:

Porch 6' 0" x 3' 7" (1.84m x 1.10m)

Hallway 11' 4" x 3' 7" (3.46m x 1.10m)

Cloakroom 7' 0" x 2' 7" (2.14m x 0.79m)

Sitting Room 15' 6" x 18' 6" (4.72m reducing to 3.82m x 5.63m reducing to 4.58m)

Kitchen 9' 4" x 9' 11" (2.84m x 3.02m)

Dining Room 9' 11" x 7' 10" (3.01m x 2.40m)

Hall 7' 4" x 5' 3" (2.23m x 1.59m)

Bedroom 10' 11" x 15' 1" (3.33m x 4.59m reducing to 3.97m)

Bedroom 11' 0" x 12' 1" (3.35m x 3.68m reducing to 3.05m)

Shower Room 6' 7" x 5' 6" (2.00m x 1.67m)

Front & Rear Gardens

Driveway

Garage 9' 3" x 17' 1" (2.82m x 5.21m)

### Additional Information:

Council Tax Band: C

EPC Rating: D

Tenure: Freehold

**Offers Over £350,000**  
**Freehold**





GROUND FLOOR  
1059 sq.ft. (98.4 sq.m.) approx.



TOTAL FLOOR AREA : 1059 sq.ft. (98.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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**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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