



Heath Road, Thurston, Bury St. Edmunds, Suffolk, IP31 3PJ

£485,000 Freehold



Substantial 3/4 bedroom detached family home standing in a large established garden with garage and dual driveway offering plenty of parking. This desirable property offers exceptional accommodation with a fabulous modern kitchen/breakfast/dining room with a part vaulted ceiling and views of the private garden. The spacious sitting room features a log burner with doors onto the dining room. There is an additional reception room which could be used as a bedroom as there is a bathroom on the ground floor. The first floor accommodation has 3 double bedrooms and a modern shower room. Served by gas central heating with recently installed new boiler and benefiting from double glazed windows you will enjoy the privacy that this property offers. A full internal viewing will be necessary to appreciate the space that this home offers.

## **Entrance Porch**

Feature porch with vaulted ceiling. Tiled floor and window. Open to entrance hall.

## **Entrance Hall**

21' 8" x 4' 11" (6.60m x 1.50m)  
With stair case leading to first floor accommodation. Under stairs airing cupboard with radiator.

## **Sitting Room**

21' 9" x 15' 10" (6.62m x 4.82m)  
Delightful room with large picture window to front, wall lights, log burner. French doors lead to the kitchen/dining room. Radiators.

## **Kitchen/Breakfast Room**

24' 2" x 13' 11" (7.36m x 4.24m)  
Fabulous room with part vaulted ceiling and views of the garden. A German built kitchen featuring an induction hob, double oven and extractor fan. A range of wall and base cupboard and drawer units to include deep pan drawers and carousel unit. There is plenty of preparation surface with inset 1 and a half Franke sink and drainer with mixer tap. Plumbing for dishwasher and washing machine, and water softener. Breakfast bar area along central island. Attractive lighting and under cupboard lighting. Engineered oak flooring and part underfloor heating. Open to the dining room.

## **Dining Room**

16' 2" x 9' 0" (4.92m x 2.74m)  
The dining area has velux windows, stylish lighting and french doors to the garden.

## **Study/ Bedroom 4**

11' 3" x 10' 6" (3.43m x 3.20m)  
Window to front, radiator, storage cupboard.

## **Inner Hallway**

Deep storage coats cupboard.

## **Bathroom**

8' 4" x 7' 3" (2.54m x 2.21m)  
Bath with mixer tap, pedestal wash basin, WC. Tiled shower cubicle. Tiled floor and wall tiling. Extractor fan. Window to rear. Ladder radiator.

## **First Floor Landing**

Access to loft space.

## **Bedroom 1**

18' 3" x 13' 11" (5.56m x 4.24m)  
Generous room size with views of the garden and radiator.

## **Bedroom 2**

15' 11" x 12' 0" (4.85m x 3.65m)  
Windows to front and side, built in sliding door wardrobe and access to eaves storage. Radiator.

## **Bedroom 3**

13' 0" x 12' 0" (3.96m x 3.65m)  
Built in sliding door wardrobe. Eaves storage. Radiator and window to side. Radiator.

## **Shower Room**

Modern suite with tiled shower cubicle, WC and wash basin with vanity unit under. Velux window. Ladder radiator. Extractor fan.

## **Front Garden**

The front garden is low maintenance with shingle and mature plants. There are two driveways for ample off street parking and side access to the rear garden. There is a trellised enclosed seating area to the front too.

## **Rear Garden**

The private rear garden is very established and fully enclosed by fencing with mature trees including apple, pear, cherry and lilac. Laid mainly to lawn with shrubs and flower borders. Several sheds to remain.

## **Garage**

16' 10" x 8' 10" (5.13m x 2.69m)  
With up and over door. Combination boiler. Door to garden.



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100)	<b>A</b>	
(81-91)	<b>B</b>	83
(69-80)	<b>C</b>	71
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

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