

Oakheart



£260,000

Offers In Excess Of  
Double Road, Thurston



Situated in the popular village of Thurston, this three bedroom semi detached home offers modern living, making it an ideal choice for first-time buyers, growing families and those looking to enjoy village life. Thurston offers an excellent range of local amenities including shops, schools, and a mainline railway station. The nearby A14 also provides convenient access to Bury St Edmunds, Ipswich and beyond.

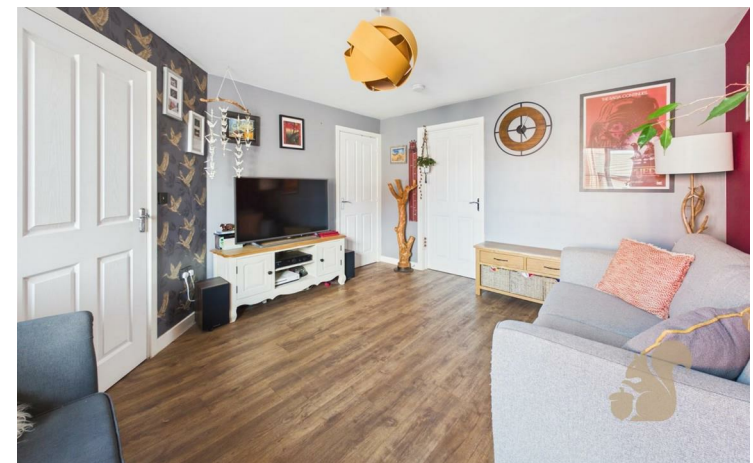
The welcoming hallway leads to a bright and spacious lounge, providing the perfect setting for relaxing evenings or spending quality time with family and friends. To the rear, the stylish kitchen/dining room forms the heart of the home, featuring a range of shaker style units, worktop space and ample room

for dining, making it ideal for both everyday living and entertaining. French doors open onto the enclosed rear garden, flooding the room with natural light and creating a wonderful indoor-outdoor flow. A conveniently located ground floor cloakroom, accessed from the hallway, completes the well-planned ground floor accommodation.

Upstairs, the property offers three bedrooms, including a principal bedroom benefiting from its own en-suite shower room. Two further bedrooms are served by a modern family bathroom, providing comfortable and practical accommodation for families or guests.

Outside, the enclosed rear garden offers a private space to relax, entertain or enjoy outdoor dining, with gated access leading directly to the allocated parking area where there are two designated parking spaces.

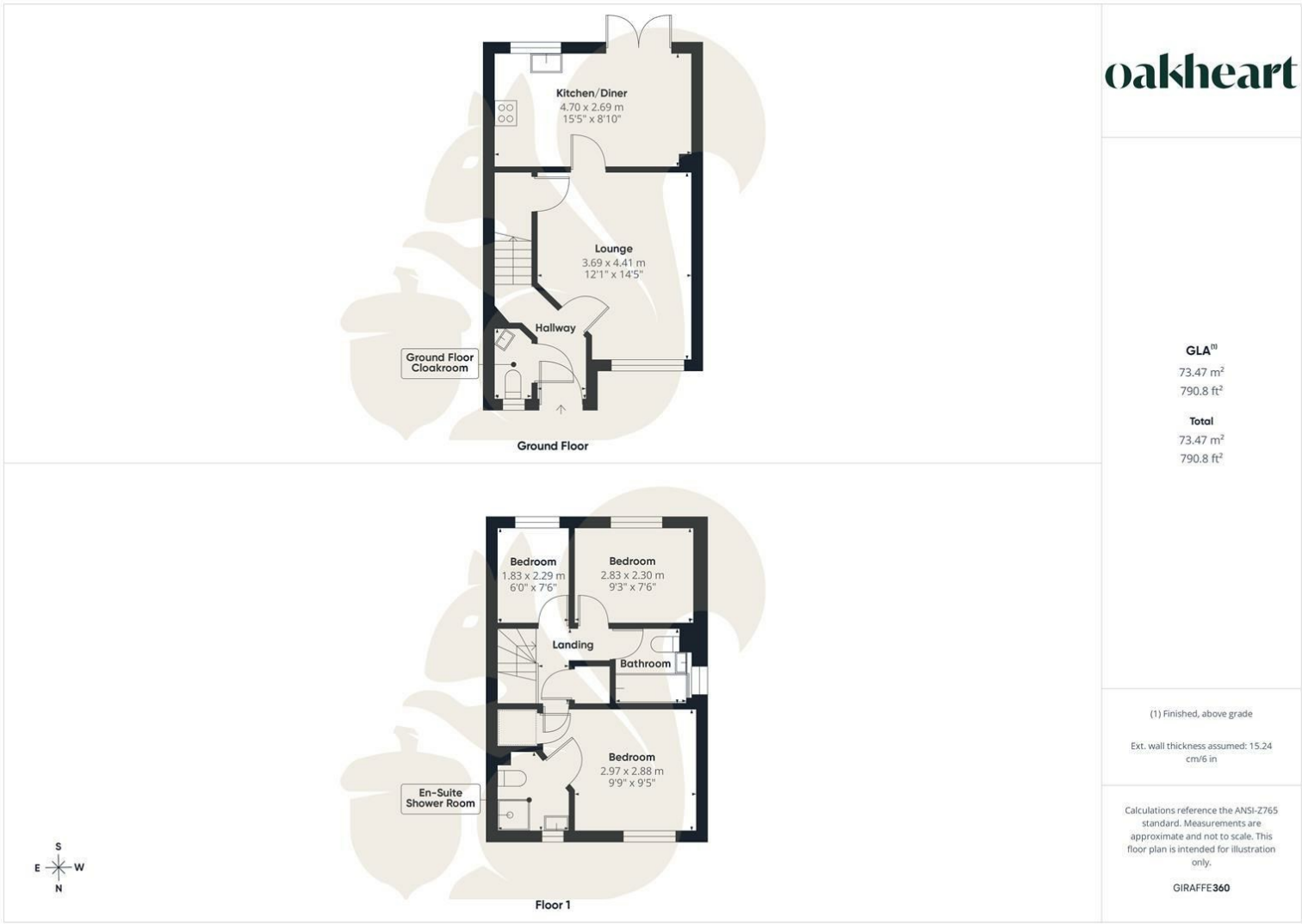
Built with modern living in mind, this attractive home benefits from energy-efficient construction and well balanced accommodation, allowing buyers to move straight in and enjoy everything it has to offer.











**oakheart**

**GLA<sup>TM</sup>**

73.47 m<sup>2</sup>  
790.8 ft<sup>2</sup>

**Total**

73.47 m<sup>2</sup>  
790.8 ft<sup>2</sup>

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.


GIRAFFE360

Local Authority:  
Mid Suffolk

Tenure:  
Freehold

Council Tax Band:  
B

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>97</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(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 &amp; Wales</b>	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

Oakheart Bury St Edmunds  
01284 331077  
bury@oakheart.co.uk  
8 St Johns Street, Bury St Edmunds, Suffolk, IP33 1SQ

**oakheart**