



Plot 9 Kings Road, Thurston, Bury St. Edmunds, Suffolk, IP31 3GE

THERE'S NOTHING TO DO – IT'S ALL BRAND NEW.

We are delighted to offer this newly constructed semi-detached bungalow, occupying a pleasant cul de sac setting on the popular Grange Park development in Thurston.

Whether you are looking for your first home or something to downsize to, this high specification newbuild bungalow is bound to impress.

- Stylish and spacious semi detached bungalow
- Superb open plan living room with kitchen/dining area
- Master bedroom with en suite shower
- Further good sized bedroom and bathroom
- Good sized gardens and ample parking

Guide Price £327,995





General Information

The property occupies a lovely cul de sac setting on the new Bovis Homes, Grange Park development which is located within comfortable walking distance of the village centre.

Thurston is a thriving village with an extensive range of amenities on offer including, 2 schools, village stores, post office, 2 public houses, garage, vets, nursery and its own railway station. A regular bus route heads to the nearby market town of Bury St. Edmunds where you will find a full range of shopping, educational and leisure facilities.

If you have been looking for something you can simply move straight into, with no maintenance and a light, bright contemporary style, this lovely new home is a 'must view'. From the moment you step inside you will note the quality of build and the thoughtful design which makes the most of every space. The bungalow has a high specification and includes gas fired central heating and uPVC sealed unit glazing and doors.

The entrance hall has a built-in storage cupboard and leads into the spacious sitting room with open plan kitchen/diner. This light and airy space has glazed doors leading out into the gardens and a stylish fitted kitchen including a built-in oven, hob and curved glass chimney hood. There is ample appliance space and room for a decent sized table.

The master bedroom is a good sized double room with views over the front gardens and a smart en suite shower room. Bedroom 2 could take a double bed but would also be perfect as a large single or home office.

Outside

The front gardens have been turfed and include 2 parking spaces to the front. A side access leads to the well-proportioned gardens which afford a good degree of privacy and include a useful timber shed.

Agents note 1: There is an annual management fee of £184.10 which goes towards the upkeep of communal areas on the site.

Agents Note 2: The internal images on these sales particulars are for guidance only and are actually of a similar plot.

Directions

Leave Bury St. Edmunds via Mount Road and follow the signposts to Thurston. On reaching Thurston turn left at the 1st crossroads towards the village centre. Continue under the railway bridge and at the mini roundabout turn left onto Barton Road. Grange Park is off the 5th left hand turning (Kings Road). The property is tucked away in the 2nd cul de sac on the left hand side.

Entrance Hall

Kitchen/Dining Area 12'0 x 8'1 (3.66m x 2.46m)

Sitting Room 15'2 x 12'6 (4.62m x 3.81m)

Master Bedroom 13'6 x 8'10 (4.11m x 2.69m)

En Suite Shower

Bedroom 2 12'7 x 7'3 (3.84m x 2.21m)

Bathroom



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			96
(92 plus) A			
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	