

Mortimer &
Gausden

INDEPENDENT ESTATE AGENTS



2 Gates Close, Thurston,
Bury St. Edmunds, Suffolk, IP31 3UL

Guide Price
£340,000

*A stylish detached family home
is a popular setting*

TICKING ALL THE BOXES - This beautifully presented modern detached house, is only a few years old and occupies a popular village setting.

The property, which is located on the Persimmon Homes College Park development, offers an excellent level of light and airy accommodation. The house is set in enclosed gardens and includes a large single garage and a long driveway providing ample parking.

Thurston is a thriving village with an extensive range of amenities on offer including, 2 schools, village stores, post office, 2 public houses, a garage, a nursery and its own railway station.

- Beautifully presented detached family house
- Occupying a well served village setting
- Stylish kitchen/dining room, utility, cloakroom
- Spacious dual aspect sitting room
- Master bedroom with en-suite shower
- 2 further bedrooms, bathroom
- Gas fired central heating, uPVC glazing
- Enclosed gardens, garage, ample parking



This attractively presented detached house provides well planned accommodation with good room sizes and lots of natural light. The house has been appointed to a high standard and is served by gas fired central heating and uPVC sealed unit glazing.

On the ground floor: A spacious hallway gives access to the spacious sitting room and stylish kitchen/diner. The kitchen/diner has a dual aspect and includes a built-in cupboard and ample space for a dining table.

The kitchen area is fitted with a generous range of base and wall mounted cupboards and contrasting worktop surfaces. There is an integrated dishwasher, fridge freezer, double oven and induction hob. The utility has further appliance space, a wall mounted gas fired boiler and doors to the outside and downstairs cloakroom. The sitting room is another light and bright dual aspect room with French doors that open out into the rear gardens.

On the first floor: The light and bright landing area, with built-in storage, leads to all 3 bedrooms and the family bathroom. The master bedroom includes a smart en-suite shower room.

Outside

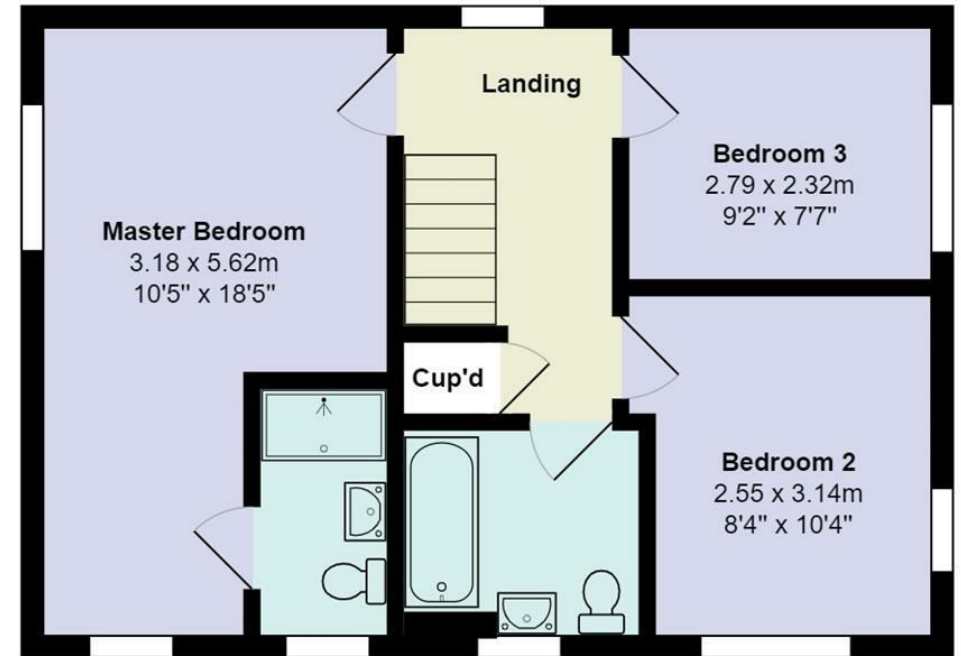
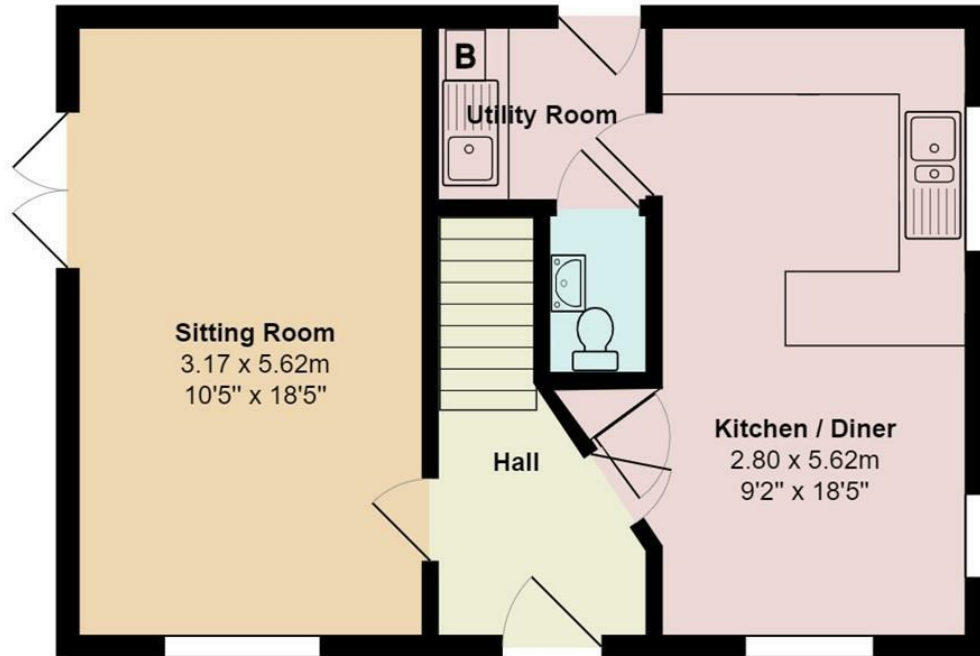
The gardens to the front and side of the house have been planted with low maintenance shrubs. A block paved driveway provides ample parking and access to the large garage. The rear gardens are enclosed by fencing and brick walling and include a lawn area and a sheltered patio.

COUNCIL TAX - BAND D
ENERGY PERFORMANCE RATING - B

Directions

College Park is located off Ixworth Road in Thurston. Turn into Double Road when Gates Close will be seen on the left.





Please Note: These details have been carefully prepared in accordance with the Sellers instructions, however their accuracy is not guaranteed. Measurements are approximate and where floor plans have been included, they serve purely as a guide to general layout and should not be used for any other purpose. The photographs displayed are also for promotional purposes only, and do not indicate the availability to purchase any of the fixtures and fittings. We have not tested any services or appliances, and potential purchasers should make their own enquiries to ensure that they are of a satisfactory working standard. Important: No person in the employment of Mortimer & Gausden Limited has any authority or ability to make or give warranty or representation whatsoever in relation to this property. If you are in any doubt as to the correctness of any of the content contained in either these details, our advertising or website, please contact our offices immediately.

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