



CAVENDISH CLOSE, THURSTON

IP31 3SU

£220,000
FREEHOLD

This delightful bungalow presents an excellent opportunity for first-time buyers or those looking to downsize. Overlooking a green, the property boasts a peaceful setting that enhances its appeal. With a spacious sitting room that invites relaxation and comfort, the kitchen is well appointed and a lovely conservatory extends the living space. With two generously sized double bedrooms and the bathroom is conveniently located. Outside, the property is complemented by good-sized gardens, a garage en-bloc provides secure storage for vehicles or other belongings.

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CAVENDISH CLOSE

- Chain Free Bungalow In A Sought After Village
- Spacious Sitting Room
- Pleasantly Located Over Looking A Green
- Gas Fired Central Heating
- Conservatory With Views Of The Garden
- Modern Well Appointed Kitchen
- Garage En-Bloc
- Good Sized Private Rear Garden
- Come & View Our 360 Virtual Tour



Sitting Room

Well proportioned sized room with a large window to front enjoying plenty of natural light. Two radiators.

Kitchen

Modern kitchen with a range of wall and base cupboard and drawer units and ample work tops over. Inset sink and drainer. Integrated electric oven with gas hob, extractor hood over and space for other kitchen appliances. Door leading into the conservatory and window. Housing the boiler and a radiator.

Conservatory

Views of the garden and French doors opening to the patio area.

Inner Hall

Airing cupboard.

Bathroom

Fully tiled suite with WC and wash basin. Bath with electric shower over, shower screen. Window to rear and heated towel rail.

Bedroom 1

Double room with fitted wardrobes, dressing table and chest of drawers. Window to front and radiator.

Bedroom 2

Window to rear and radiator.

Outside

Front Garden

Surrounded by a picket fence and laid mainly to lawn with views of a green space. Bordered by established, mature shrub and flower beds. Pathway to the front door and gated access to the rear garden.

Rear Garden

With a patio seating area and laid mainly to lawn the fully

enclosed garden is surrounded by fencing and bordered by shrub and hedges offering privacy. Pathway to a rear gated access and shed for storage. A further side access with pathway to front and a raised shingle flower bed.

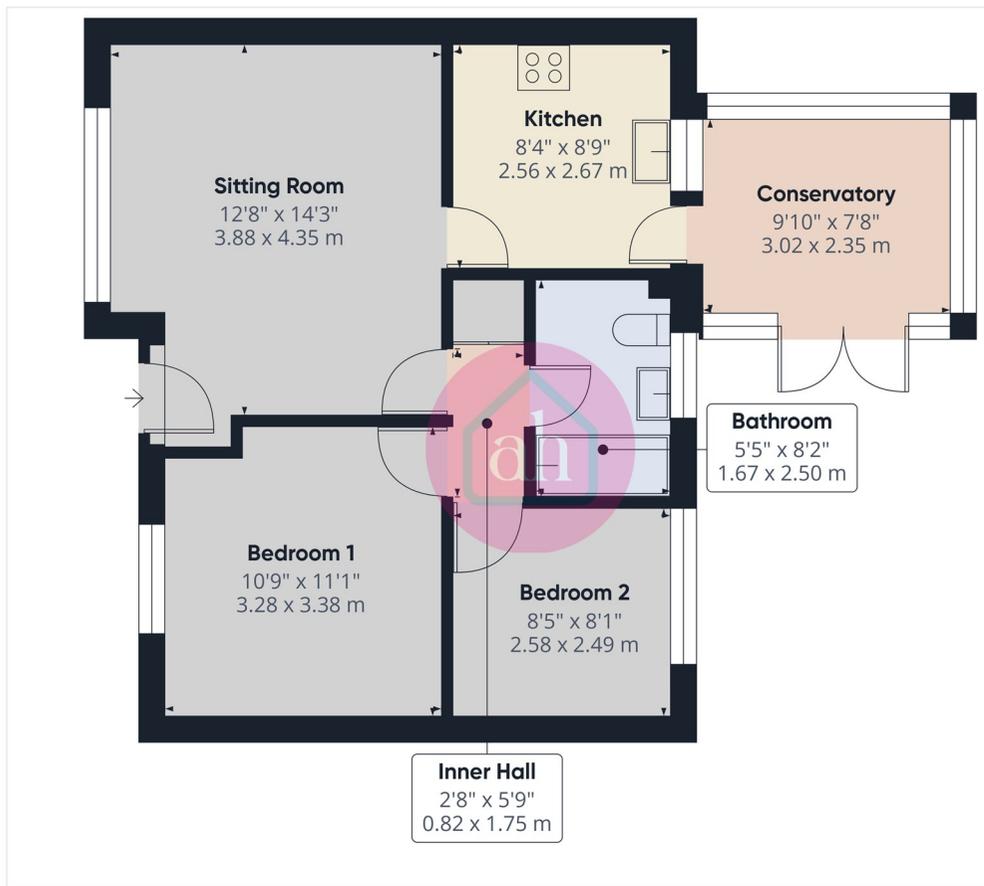
Garage

Up and over door, en bloc.



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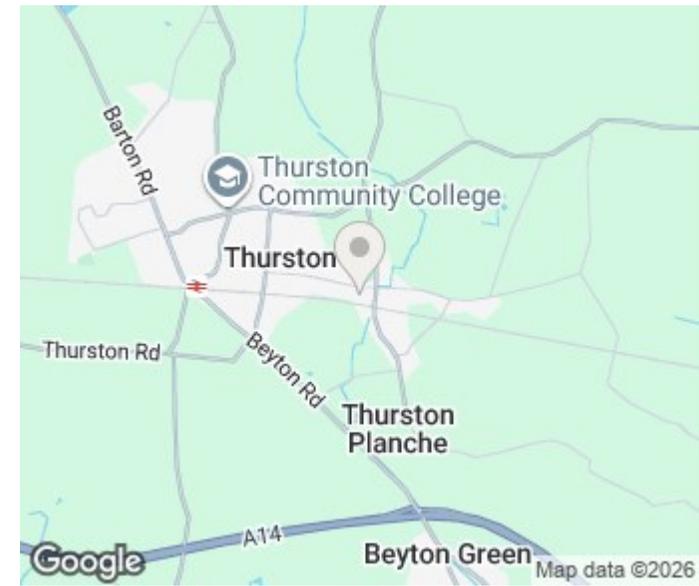
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Approximate total area¹⁾
600 ft²
55.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 91 |
| (69-80) C | 72 | |
| (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 | |

EPC Rating: C Council Tax Band: B

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 and potential buyers/tenants are advised to recheck the measurements

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