



GHENT FIELD CIRCLE THURSTON, IP31 3UP

£260,000
FREEHOLD

Situated in the sought-after village of Thurston, which offers a wide range of amenities including a train station, this modern three-bedroom semi-detached home is ideal for comfortable family living. The ground floor features a convenient cloakroom, a pleasant open plan kitchen/ sitting room that opens onto the garden. The first floor offers two good size bedrooms along with a contemporary family bathroom. On the second floor you will find an impressive size master bedroom with Velux windows making it a bright and inviting space to relax. Outside, the property benefits from allocated parking to the front and a low-maintenance rear garden laid to lawn – perfect for relaxing or entertaining. Viewing is highly recommended.

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GHENT FIELD CIRCLE

- Modern Three Bedroom Family Home • Open Plan Kitchen/Sitting Room • Ground Floor Cloakroom • Gas Fired Central Heating • Enclosed Rear Garden • Stylish Fitted Kitchen With Appliances • Popular Village With Easy A14 Access • 2 Allocated Parking Spaces • Walking Distance To Village Amenities & Schools • Step Inside Today With Our 360 Virtual Tour!



Entrance Hall

Stairs leading to first floor. Consumer unit.

Kitchen/Sitting Room

Well designed kitchen with wall and base cupboard and drawer units with worktops over. Inset sink and drainer. Gas hob and oven with extractor fan over. Space for washer dryer and an integrated full fridge freezer. Window to front.

Opening to the sitting room with French doors to the rear garden. Radiators.

Cloakroom

WC and wash basin. Radiator.

First Floor Landing

Bedroom 2

Double room with window to rear. Radiator.

Bedroom 3

Window to front. Radiator.

Bathroom

Contemporary suite with WC and wash basin. Bath with waterfall shower head over, shower

screen and fully tiled. Window to side. Heated towel rail.

Second Floor Landing

Storage cupboard.

Bedroom 1

Large double room with Velux windows to front and rear. Loft access. Radiator.

Outside

Front Garden

Block paved with allocated parking to the front. Pathway to the front door.

Rear Garden

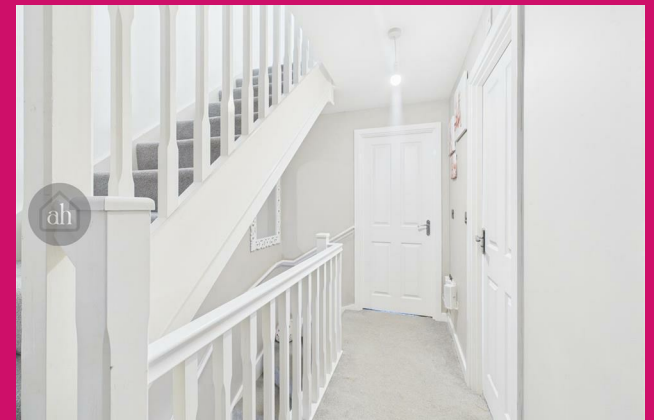
Rear garden mainly laid to lawn, making it a blank canvas to put your own stamp on. Small paved area and pathway leading to the gated rear access.

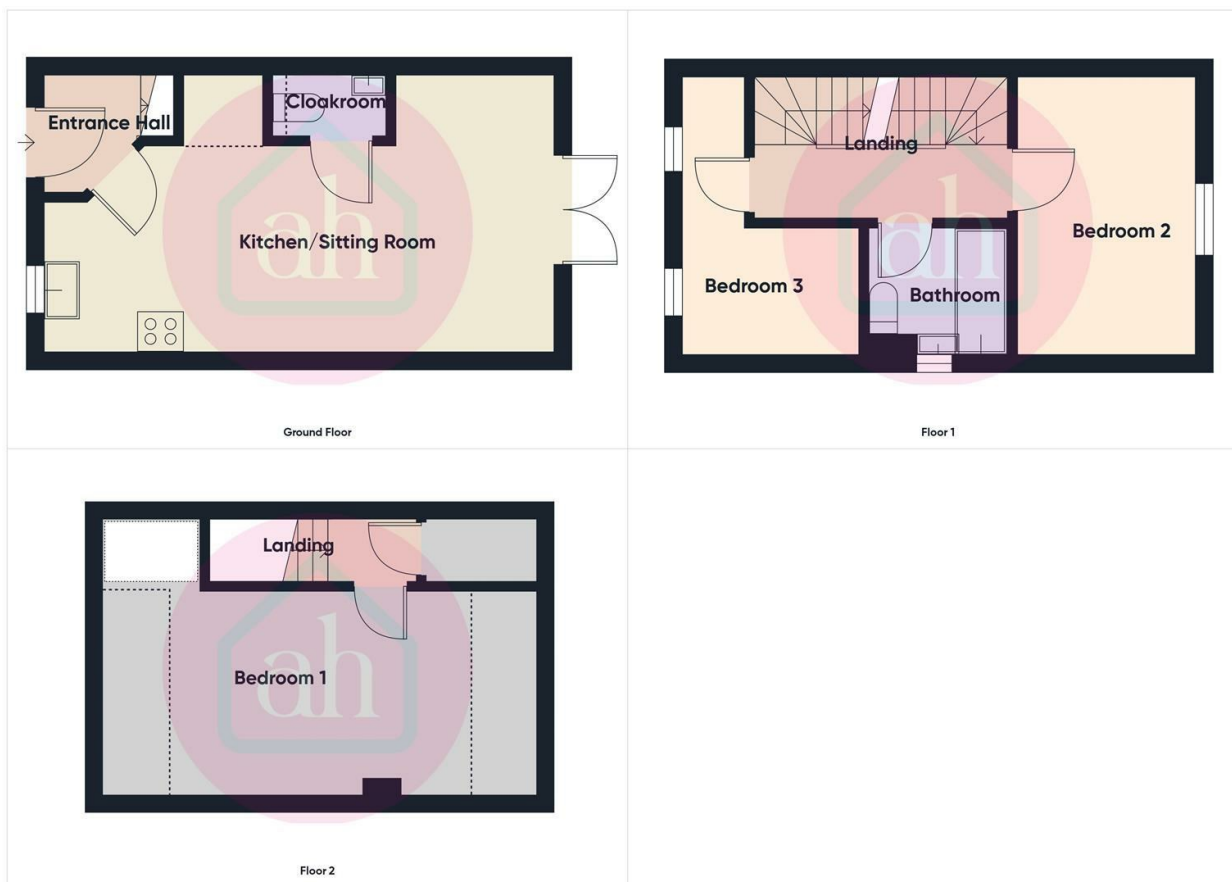
Agent's Notes

Estate charge fees £154.86 which is reviewed annually.



GHENT FIELD CIRCLE





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(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	

EPC Rating: B Council Tax Band: C

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

allhomes
28 Thurston Granary, Thurston
Bury St Edmunds
Suffolk
IP33 3QU

01359 234444
mail@allhomes.uk.com
allhomes.uk.com

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