



SHAW DRIVE, THURSTON

BURY ST. EDMUNDS, IP31 3UR

£235,000
FREEHOLD

This well presented, modern mid-terraced family home is situated in the well-served village of Thurston. Ideal for first-time buyers, professionals, or those looking to downsize. The property offers a thoughtfully designed layout, the kitchen seamlessly flows into a bright dining area with French doors into a south-facing garden, a spacious sitting room and a convenient ground-floor cloakroom. Upstairs, you will find two spacious double bedrooms served by a family bathroom. The home also benefits from a block-paved driveway offering off road parking and is within walking distance of local amenities and transport links. Viewing is highly recommended.

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SHAW DRIVE, THURSTON

• Well Presented Two Bedroom Family Home • Stylish Kitchen/Dining Room • Spacious Sitting Room • Gas Fired Central Heating • Off Road Parking • Ground Floor Cloakroom • South Facing Rear Garden • Close To Village Amenities & Transport Links • Viewing Is Highly Recommended • Step Inside Today With Our 360 Virtual Tour!



Entrance Hall

Welcoming entrance hall with stairs leading to the first floor. Radiator.

Cloakroom

WC and wash basin. Window to front and radiator.

Kitchen/Dining Room

A modern range of wall and base cupboard and drawer units with ample work tops over. Inset sink and drainer. Space for kitchen appliances and electric oven with hob and extractor hood over. Window to rear and French doors opening to the garden. Radiator.

Sitting Room

Well-proportioned room with under stairs cupboard. Window to front and radiator.

Landing

Loft access and radiator.

Bedroom 1

Double room with window to rear and radiator.

Bedroom 2

Double room with a storage cupboard. Windows to front and a radiator.

Bathroom

Modern suite with WC and wash basin. Fully tiled, with bath, shower head over and shower screen. Heated towel rail.

Outside

Front Garden

Block paved parking area.

Rear Garden

Fully enclosed south facing garden laid mainly to lawn. A patio seating area and rear gated access to the side.

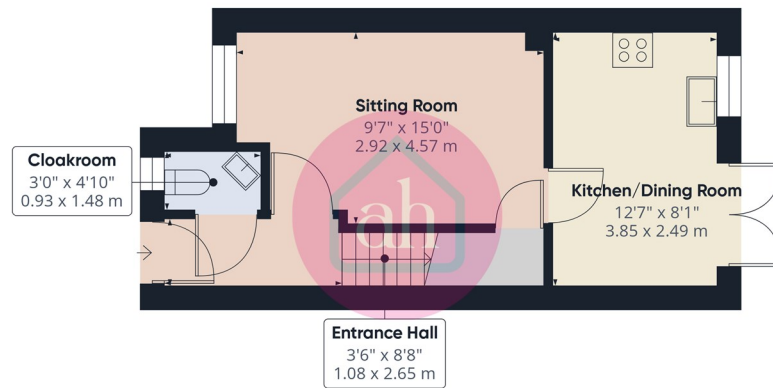
Agent's Note

Estate service charges are £135 per year, reviewed annually.



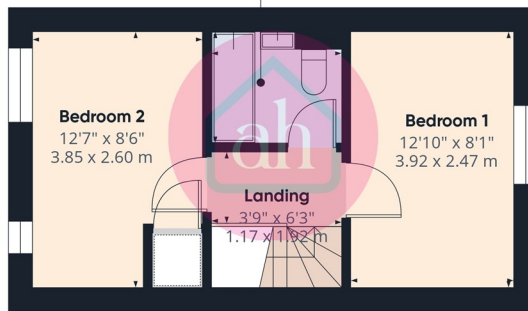
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Ground Floor

Bathroom
5'7" x 6'4"
1.71 x 1.95 m



Floor 1



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Approximate total area⁽¹⁾
584 ft²
54.2 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		98
(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: 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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