



## BASSETT ROAD, THURSTON, IP31 3UT

£400,000  
FREEHOLD

Situated on the edge of a sought-after development in Thurston with open space to the front, this delightful four-bedroom detached house offers a perfect blend of comfort and modern living. A welcoming entrance that leads to the spacious sitting room which provides an inviting space for relaxation, while the study offers a quiet area ideal for work or study. The heart of the home is undoubtedly the kitchen/dining room, which is perfect for family gatherings and entertaining guests. There is a convenient utility and W.C to the rear of the property. Upstairs, you will find four generously sized bedrooms, including a master suite complete with an en-suite bathroom. The family bathroom serves the remaining bedrooms, ensuring ample facilities for all. Outside, the property features a good-sized garden, perfect for outdoor activities or simply enjoying the fresh air. Additionally, there is a garage and parking space.

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# BASSETT ROAD

- 4 Bedroom Detached House
- Study and Sitting Room
- Utility and Ground Floor Cloakroom
- Gas Fired Central Heating
- Stylish Kitchen/Dining Room
- Family Bathroom and En-Suite to Master
- Sought After Location On The Edge Of This Favoured Development
- Good Size Rear Garden
- Garage and Parking
- Check out the 360 Virtual Tour!



## Entrance Hall

Stairs to first floor. Radiator

## Cloakroom

W.C, wash hand basin. Window to side. Radiator.

## Sitting Room

Window to front. Radiator.

## Study

Built in storage cupboard. Window to front. Radiator.

## Kitchen/Dining Room

Range of matching wall and base units with work surface over, inset one and a half bowl sink unit, integrated oven and 4 ring gas hob with extractor over, integrated fridge/freezer and dishwasher. Window and French doors to rear.

## Utility

Base unit with work surface over, integrated washing machine, space for tumble dryer, boiler. Door to rear garden.

## First Floor Landing

Storage cupboard, loft access. Window to side.

## Bedroom 1

Wardrobe. Window to rear. Radiator

## En-Suite

Shower cubicle, W.C, wash hand basin, heated towel rail. Window to rear.

## Bedroom 2

Wardrobe. Window to front. Radiator.

## Bedroom 3

Wardrobe. Window to front. Radiator.

## Bedroom 4

Wardrobe. Window to front. Radiator.

## Bathroom

Bath, W.C, wash hand basin,

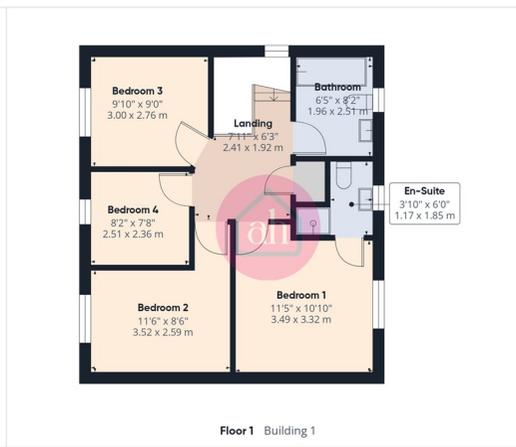
## Outside

The garden to the front of the house is laid to lawn with path to front door.

To the rear, the garden is mainly laid to lawn, there is a gate providing access to the front. Enclosed by fencing. Courtesy door to garage.

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Approximate total area<sup>m</sup>

1328 ft<sup>2</sup>  
123.4 m<sup>2</sup>

(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) <b>A</b>		
(81-91) <b>B</b>		<b>94</b>
(69-80) <b>C</b>	<b>84</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**EPC Rating: B Council Tax Band: E**

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

