



Hatfield House
Thurston, Suffolk

**DAVID
BURR**



Hatfield House, Thedwastre Road, Thurston, Bury St Edmunds, Suffolk IP31 3QY

Thurston is a popular and convenient village with good range of local amenities including mainline station, post office and general stores, primary and well-regarded community college, two public houses, church and garage. The A14 linking the Midlands, the East Coasts Ports and London via the M11 is approximately 2 miles. The cathedral town of Bury St Edmunds is approximately 5 miles and has an excellent range of schooling, shopping, recreational and cultural facilities.

An outstanding 3200 sq. ft individual home built to an exceptional standard by a well-regarded developer. The property benefits from high quality bespoke features encased in luxurious accommodation of grand proportion while being arranged over three floors. Hatfield House is complemented by generous grounds of 0.36 acres which enjoy a good degree of privacy, having been landscaped to a high standard, with a sunken seating area and a terrace immediately abutting the rear of the property. The home remains within easy reach of local shops and facilities including the village train station.

An exceptional 3200 sq. ft bespoke family home occupying a secluded position in this highly sought-after Suffolk village within easy reach of amenities.

ENTRANCE HALL: With access granted via floor to ceiling double doors, the entrance hall is a light and welcoming space with Aston Silver floor tiles which are continued from the hallway through to the kitchen/breakfast room. Understairs storage cupboard. Stairs rising to first floor. Access to principal ground floor rooms. Door to;

KITCHEN/BREAKFAST ROOM: Undoubtedly forming the hub of the home and spanning up to 32' (10m) in length the kitchen/breakfast room enjoys high specification fitted units including an island with granite worktops over and a wealth of integrated appliances including a 1½ bowl Butler sink inset with drainer and mixer tap over, dual fridge and freezer, integrated four oven set up with microwave combi functions, gas hob, integrated dishwasher and a wine chiller under the island. The room is tastefully divided to afford the duality of living and dining space in addition to the conventional kitchen units with a bay window to the front aspect and French style double doors leading to the rear terrace. Door to utility room.

UTILITY ROOM: With further space for white goods and additional work surfaces incorporating a further sink inset with drainer and mixer tap over. Door to rear gardens.

SITTING ROOM: A substantial yet cosy room located to the rear of the property with ample space for entertaining on large scales. Integrated fireplace creating a focal point in the room. Window to side aspect and French style double doors leading to the rear terrace.

STUDY: A versatile space located to the front of the property just off the hallway.

BOOT ROOM: Again, located off the hallway with an ideal space for entering the property with pets. Additional sink inset with drainer and mixer tap. Water cylinder. Door to side terrace.

CLOAKROOM: With white suite comprising W.C. and hand wash basin.

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First floor

LANDING: With dual staggered staircases and galleried landing.

PRINCIPAL BEDROOM: Located to the rear of the property with views of rear garden and doors to **DRESSING ROOM:** With bespoke fitted units. **EN SUITE:** White suite comprising W.C., hand basin, bath and shower.

GUEST BEDROOM: Another substantial double bedroom with bespoke fitted units, sliding doors to fitted **DRESSING ROOM** and **EN SUITE:** Comprising W.C., hand wash basin and shower.

BEDROOM 3: Another double bedroom with integrated storage. Door to **EN SUITE:** Comprising W.C., handwash basin, bath and corner shower.

Second Floor

BEDROOM 4: Double bedroom with **EN SUITE:** Comprising W.C., hand wash basin and shower.

BEDROOM 5: Double bedroom with **EN SUITE:** Comprising W.C., hand wash basin and shower.

Outside

The property is approached via a private road which serves only a handful of properties located along the Thedwastre Road, which in turn provides access to ample **OFF-ROAD PARKING** at the front elevation of the property as well as giving access to the **DETACHED DOUBLE GARAGE** with power and light and dual electric roller shutter doors to front.

The rear gardens have been landscaped to an exceptionally high standard incorporating a central sunken terrace which is idyllic for entertaining all

year round as well as a pergola and bespoke spherical water feature known as an “Aquadlobe”. There is a **SUMMERHOUSE** incorporated within the grounds which is independent from the property and is set with its own power and light. There is bespoke furniture fitted to the sunken terrace available for purchase by separate negotiation.

In all about 0.36 acres.

AGENTS NOTES:

- The private road is maintained by all residents that have use of such.
- The property has a wired alarm system.
- The property has heating control by wireless thermostats offering room-by-room independent temperature control.

SERVICES: Mains water, drainage and electricity are connected. Gas fired heating. Underfloor heating. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: Mid Suffolk District Council. Band G - £3,235.00 (2022/23)

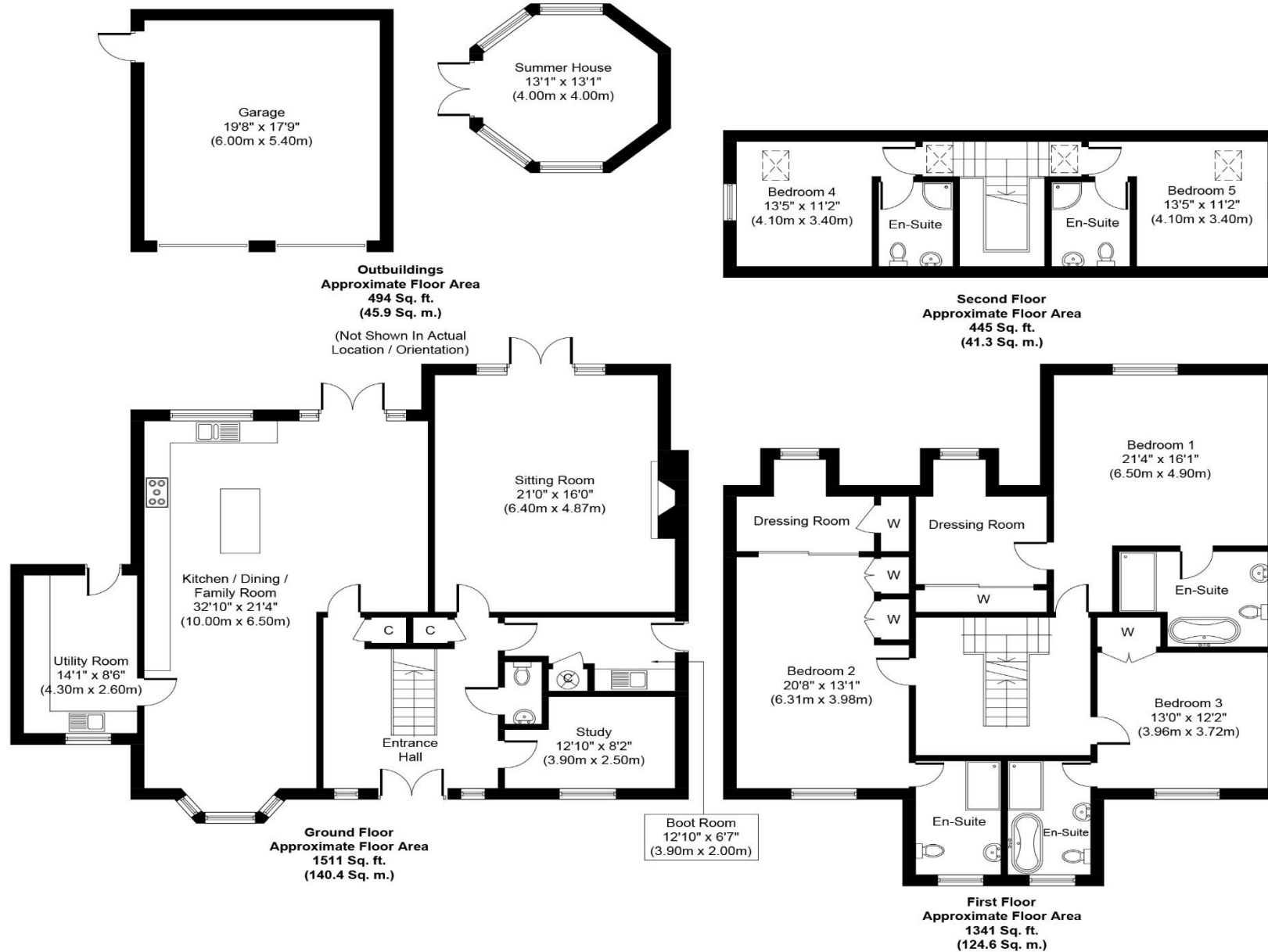
EPC Rating: B

VIEWING: Strictly by prior appointment only through DAVID BURR Bury St Edmunds office 01285 725525

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