



**12 Field View
Thurston, Suffolk**

**DAVID
BURR**

12 Field View, Thurston, Bury St Edmunds, Suffolk, IP31 3TL

Thurston is a popular and convenient village with good range of local amenities including mainline station, post office and general stores, pre-school, primary and well regarded community college, two public houses, church, library and garage. The community centre is host to a variety of numerous groups and clubs to suit all tastes as well as a coffee shop. There are a number of sports and fitness clubs including football, cricket, rugby, table tennis and carpet bowls to name a few. The A14 is approximately 2 miles linking the Midlands, the East Coasts Ports and London via the M11. The cathedral town of Bury St Edmunds is approximately 5 miles and has an excellent range of schooling, shopping, recreational and cultural facilities

A delightful two bedroom link detached single storey dwelling that is located on this ever popular development for persons over the age of 55 and positioned only a short distance from all of Thurston village amenities. The property enjoys generous accommodation throughout and benefits from enclosed rear garden, off street parking and adjoining garage. The property is offered with no onward chain.

A splendid two-bedroom single storey link detached dwelling occupying a cul-de-sac position and offering no onward chain.

Entrance door opening through to:

ENTRANCE HALL: A welcoming area with two built-in storage cupboards. Doors opening through to principal rooms.

SITTING ROOM: 13' 11" x 13' 11" (4.24m x 4.24m) Being of a generous size and having double doors opening to the conservatory. Door opening to kitchen.

KITCHEN: 10' 2" x 7' 11" (3.1m x 2.41m) Fitted with matching wall and base units under work preparation surfaces that incorporate a sink unit with mixer tap and single drainer. Integrated appliances include four ring electric hob under extractor hood and eye level oven and grill. Spaces for washing machine and freestanding fridge freezer. Water Softener. Door giving access to the side. Front aspect.

CONSERVATORY: 12' 4" x 7' 5" (3.76m x 2.26m) Ideally placed to the rear of the property to enjoy views of the garden. Double doors opening to the rear terrace allowing one to enjoy al fresco dining.

BEDROOM 1: 11' 10" x 10' 5" (3.61m x 3.18m) A generous double

bedroom and having rear aspect over the grounds. Built-in wardrobe.

BEDROOM 2: 10' 3" x 6' 11" (3.12m x 2.11m) Offering front aspect.

SHOWER ROOM: A recently improved suite having walk-in shower cubicle with rain head style shower, wash hand basin with mixer tap and vanity unit surround and cupboard beneath, and W.C. with encased cistern. Heated towel rail. Part tiled walls.

Outside

The property is approached by a footpath leading to the property which in turn gives access to the rear and to the adjoining garage. The remainder of the front has been designed with low maintenance in mind offering shingled areas and flowering bed. The driveway is located at the side providing parking for one vehicle and leading to the **GARAGE** with electric roll door, power and light connected and a personal rear door giving access to the rear garden.

The rear garden has a terrace area immediately abutting the property and is ideally placed to enjoy warm summer afternoons and the remainder being

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predominantly lawn flanked by flowering and hedge borders. Full height gate to the side gives access to the front.

AGENTS NOTES: The property is Leasehold. The management company is currently Flagship and the property is strictly for persons over 55's only. Please contact the Woolpit office for Ground rent and Maintenance charges. Emergency pull cords are in all rooms except for the conservatory and garage.

CONFLICT OF INTEREST: In line with Section 21 of the Estate Agents Act 1979 potential purchasers should be aware that the property belongs to a relation of an employee of David Burr Woolpit Ltd.

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



LOCAL AUTHORITY: Mid Suffolk District Council. Band C

EPC RATING: D

BROADBAND & MOBILE COVERAGE: Please see our website and refer to Ofcom for further details)

VIEWING: Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



