



The Coach House
Thurlow, Suffolk

DAVID
BURR



The Coach House, The Street, Thurlow, Haverhill, Suffolk CB9 7LA

Great and Little Thurlow combine to form one of the area's most charming villages. An excellent and thriving community is supported by good facilities including a public house, church, well regarded primary school, village hall and playing fields. Barnardiston Preparatory School is approximately 3 miles away. Further facilities are available in Haverhill (4 miles), Newmarket (10 miles), Bury St Edmunds (15 miles), Saffron Walden (15 miles) and the city of Cambridge (18 miles). There are mainline stations for fast trains into London at Newmarket, Cambridge and Audley End (19 miles). London Stansted Airport is 30 miles. (All distances approximate). The property is situated for easy access to all of Cambridge's science parks (25 mins).

This tastefully presented and well maintained detached former coach house is situated in a sought after village location convenient for local amenities. The property offers tastefully presented living accommodation including a particularly impressive kitchen/dining room with the added benefit of enclosed south facing gardens, a double garage and parking.

A tastefully presented and well maintained former coach house in a sought after village location.

Entrance into:

RECEPTION HALL A spacious and welcoming area with tiled flooring and stairs rising to the first floor.

DRAWING ROOM A light, double aspect room with attractive stone fireplace and French doors leading to the terrace.

SITTING ROOM Another light room with tiled flooring.

KITCHEN/DINING ROOM An impressive room with partly vaulted ceiling and double aspect outlook and French doors opening to the garden with tiled flooring. **The kitchen** is extensively fitted with a range of units under oak worktops with Butler sink. Appliances include a freestanding range-style electric cooker with extraction hood, space for an American style fridge freezer, plumbing for a washing machine and dishwasher. The room has ample space for a dining table and chairs.

UTILITY/BOOT ROOM With space for a tumble dryer and boiler serving radiators.

CLOAKROOM WC and wash basin.

First Floor

LANDING Leading to:

MASTER BEDROOM A lovely light, double aspect room with extensively fitted wardrobes. **En-Suite** Recently refitted with a cream suite comprising a WC, wash basin, tiled shower cubicle, heated towel rail and part-tiled walls, fitted cupboards and laminate flooring.

BEDROOM 2 A light and spacious room with fitted wardrobes.

BEDROOM 3 Overlooking the garden, with fitted wardrobe.

BATHROOM Stylishly fitted with a white suite comprising a WC, wash basin, rolled top bath with shower attachment, extensively tiled walls and floor and airing cupboard.

Outside

The property is approached via a gravel driveway providing parking in turn leading to the **DOUBLE GARAGE** with up and over doors, light and power connected. (One half of the garage has been converted into an office/store).

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The gardens are an asset to the property enjoying a southerly aspect designed for low maintenance with extensive paved sitting and dining areas leading up to the lawn enclosed by mature shrubs and trees with a further enclosed dining area off the sitting room.

SERVICES: Main water and drainage. Main electricity connected. Oil-fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

EPC RATING: TBC. A copy of the energy performance certificate is available on request.

LOCAL AUTHORITY: West Suffolk District Council, West Suffolk House, Western Way, Bury St Edmunds, Suffolk IP33 3YU. 01284 763233.

COUNCIL TAX BAND: E.

TENURE: Freehold.

CONSTRUCTION TYPE: Brick and block.

COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes/No. Speed: Up to 80 mps download, up to 20 mbps upload.

Phone Signal: Yes. Provider: Coverage is likely with O2.

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

SUBSIDENCE HISTORY: None known.

RIGHTS OF WAY/EASEMENTS/PUBLIC FOOTPATHS: A Right of Way exists for the purpose of gaining access/egress over the neighbouring driveway and forecourt. A shared cost of one third is payable with regard to works/repairs as and when the need arises.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None known.

ASBESTOS/CLADDING: None known.

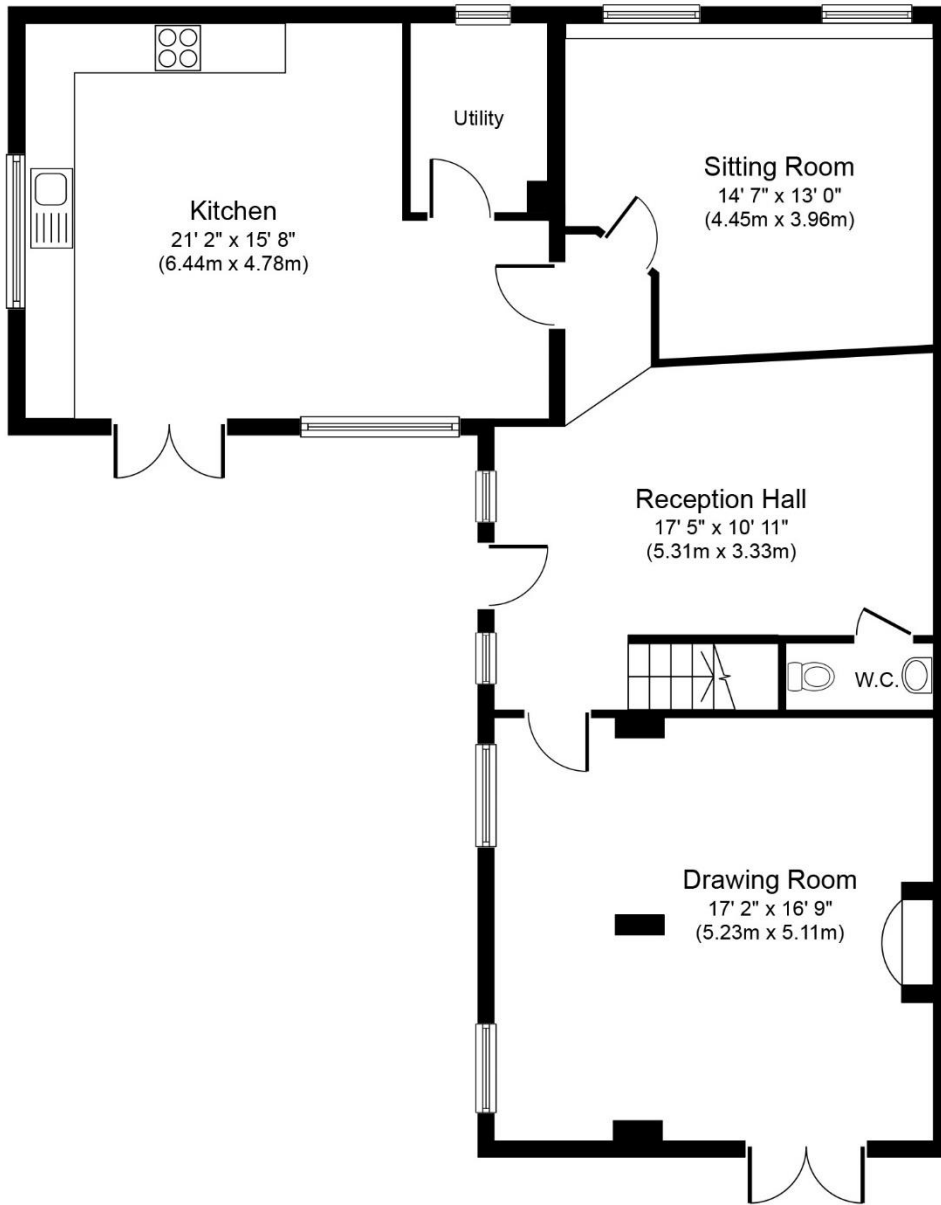
RESTRICTIONS ON USE OR COVENANTS: A covenant is in place restricting the use to residential use only.

FLOOD RISK: None known.

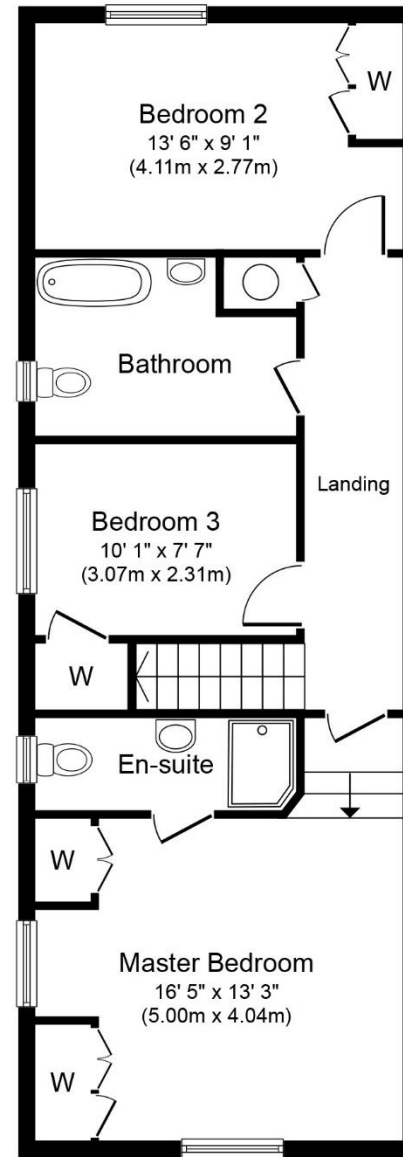
ACCESSABILITY ADAPTIONS: None known.

VIEWING: Strictly by prior appointment only through DAVID BURR.

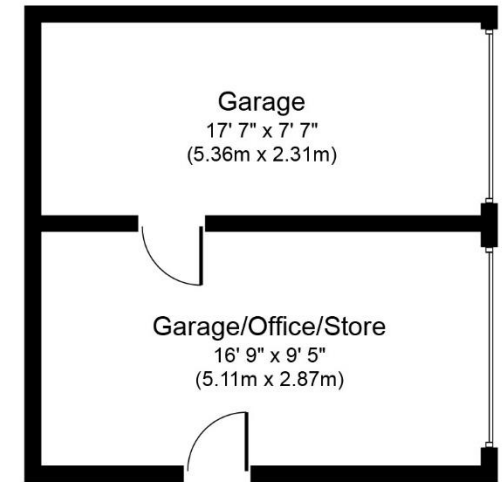
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Ground Floor
Approximate Floor Area
1,065 sq. ft.
(98.9 sq. m.)



First Floor
Approximate Floor Area
592 sq. ft.
(55.0 sq. m.)



Outbuilding
Approximate Floor Area
291 sq. ft.
(27.0sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

