



Howes Avenue, Thurston
IP31 3PY

£345,000 Freehold

MaxwellBrown

Independent Property Agents

Located within the popular village of Thurston, with it's wide range of local amenities and good schooling, this semi-detached house situated towards the end of a cul-de-sac offers generous accommodation and a good sized rear garden. Entrance hall, cloakroom, sitting room, well fitted kitchen/diner, conservatory, 4 bedrooms with 1 en-suite and luxuriously refitted family bathroom. Further benefits include gas fired central heating, double glazing, garage and driveway.



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Composite part glazed door to:

Entrance Hall:

With a slate tiled floor, stairs to first floor, radiator, coving, smoke detector, sealed unit double glazed window to side.

Doors to:-

Cloakroom:

Fitted with a cream suite of low level WC and wash basin, radiator, coving, vinyl flooring, sealed unit double glazed window to front.

Lounge:

With radiator, coving, smoke detector, TV aerial socket, under stairs cupboard, dark wood effect laminate flooring, sealed unit double glazed window to front.

Kitchen / Diner:

Fitted with a range of gloss white handleless units with wood effect worktops over, ceramic inset sink unit with mixer tap, cupboards and space under, Neff oven and gas hob with extractor over, glass splashbacks, Hoover washing machine, Lamona fridge, and Indesit dishwasher, coving, vinyl flooring, peninsular breakfast bar with cupboards under, eye level units, LED spotlighting, radiator, sealed unit double glazed window to rear, arch opening to conservatory.

Conservatory:

Constructed of half glazed on brick walls, glass roof, radiator, vinyl flooring, inset LED spotlighting, French doors opening to rear garden.

First floor landing:

Airing cupboard housing lagged hot water tank with immersion heater, smoke detector, access to loft, doors to:

Bathroom:

Fitted with a white suite of low level WC with concealed cistern, wash basin in vanity unit, panelled bath with mixer tap and plunge plug, thermostatic shower over bath with rain head and hand held shower heads, glass screen, heated towel rail, extractor fan, fully tiled walls and floor, sealed unit double glazed window to rear.

low level WC, vanity wash basin, heated towel rail, ceramic tiled flooring, sealed unit double glazed window to rear.

Bedroom one:

With fitted double wardrobe with pine doors shelves and hanging space, laminate flooring, radiator, sealed unit double glazed window to front.

En-Suite:

Fitted with a double shower cubicle with glass doors housing Triton Ivory electric shower, vanity unit with inset wash basin with cupboards below, low level WC, ceramic flooring, heated towel rail, radiator, sealed unit double glazed window to rear.

Bedroom 2:

With triple mirrored wardrobe with sliding doors, radiator, coving, laminate flooring, sealed unit double glazed window to front.

Bedroom three:

With radiator, coving, grey laminate flooring and sealed unit double glazed window to rear.

Bedroom four:

With laminate flooring, coving, radiator, sealed unit double glazed window to front.

Garage:

With Potterton gas boiler, roller door, part glazed personal door to rear garden.

Outside:

The rear garden is mainly laid to lawn with flower borders, block paved & slabbed patio areas, enclosed by close board fencing with a good degree of seclusion.

Services:

We understand from the vendor that all mains services are connected to the property.

Council tax Band C Mid Suffolk district council

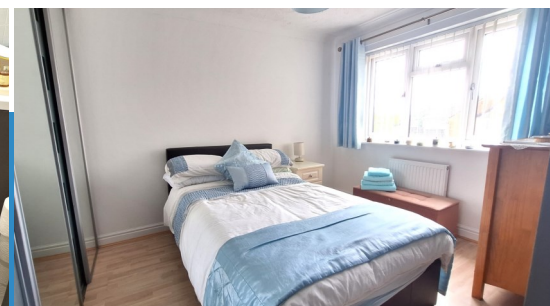
Broadband availability

Standard Download speed 8 Mbps

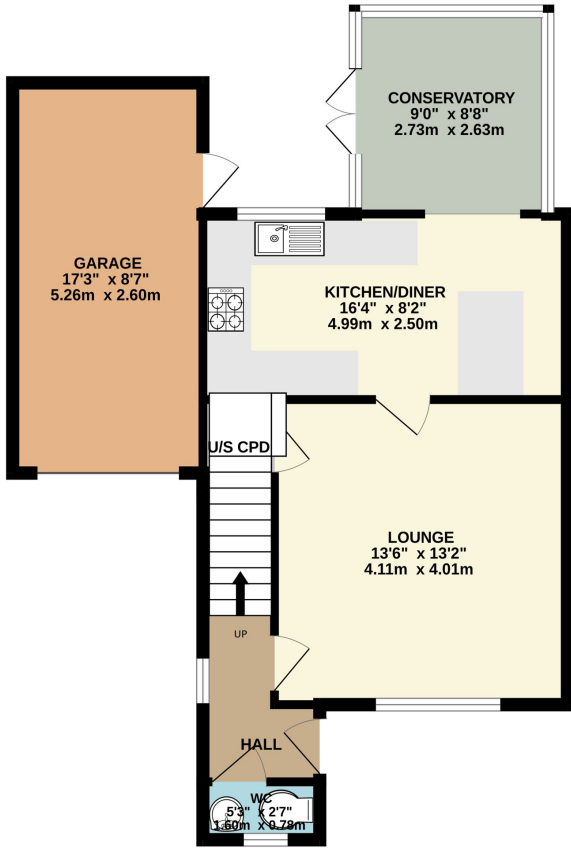
Superfast Download speed 80 Mbps

Ultrafast Download speed 1000 Mbps

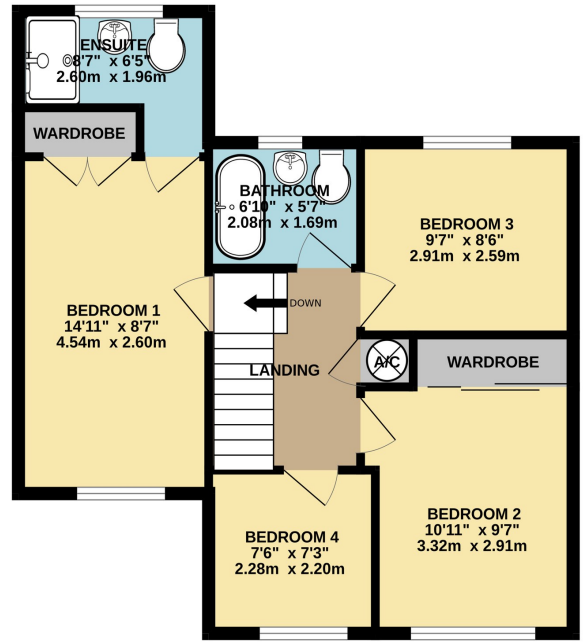
Information supplied by Ofcom.



GROUND FLOOR

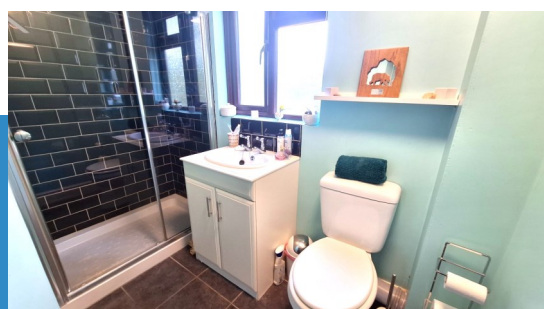
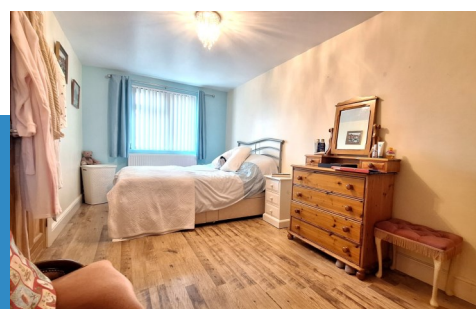
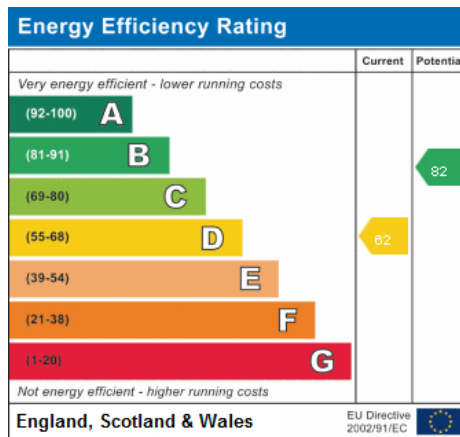


1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

