



**3 Small Copper Corner
Thurston, Suffolk**

**DAVID
BURR**



3 Small Copper Corner, Thurston, Suffolk, IP31 3UB

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.

Tucked away on the edge of the village, this beautifully designed four-bedroom detached home enjoys an idyllic setting, offering stunning views over meadows, woodland and open countryside with access to delightful walks and a nearby pond. The property blends modern, comfortable living with the tranquillity of nature on your doorstep, providing a truly enviable lifestyle for families or anyone seeking a peaceful retreat.

A wonderful modern detached family home in an idyllic location overlooking meadows and woodland.

Ground Floor

Upon entering the property, the entrance hall leads to a variety of welcoming spaces. The light-filled sitting room is generously proportioned and benefits from French doors that open directly onto the rear garden, inviting you to enjoy the seamless flow between indoor and outdoor living.

To the front of the house, is a study, perfect for home working or a quiet reading nook and a convenient cloakroom located just off the hallway. The modern kitchen is fitted with sleek wall and base units, providing ample storage and workspace. It is equipped with a built-in double oven, hob and extractor, creating a practical and functional cooking space. Further integrated appliances are a fridge/freezer, washing machine and dishwasher. The kitchen is open plan to the dining/living room, the dining room offers a delightful space for family meals or entertaining guests.

First Floor

Upstairs, the principal bedroom, with views over the meadow and features an en-suite shower room for added privacy and comfort. The additional three bedrooms are all well-proportioned, with two benefitting from built-

in storage. The family bathroom is finished with a modern suite and sleek tiling.

Outside

To the front, the property enjoys an open aspect over the meadow, while a landscaped front garden and a pathway lead to the house. A driveway provides parking and leads to the **GARAGE**. The rear garden offers a patio area ideal for outdoor dining and a well-maintained lawn, perfect for relaxing or for children to play.

Lifestyle and Location

The property's standout feature is its prime location on the village edge, offering serene views over a wildflower meadow with access to lovely walks and a nearby pond. This perfect blend of village and countryside living means you can enjoy peaceful strolls or simply soak in the beauty of nature from the comfort of your home. Thurston itself offers a range of amenities including shops, reputable schools and easy access to Bury St Edmunds, making it ideal for those who value convenience and community while still seeking a tranquil, rural setting.

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

LOCAL AUTHORITY: Mid Suffolk District Council – Band E

EPC RATING: B

BROADBAND AND MOBILE: Please see our website and Ofcom.org.uk 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.



Offices at: Woolpit 01359 245245- Long Melford 01787 883144– Leavenheath 01206 263007 - Clare 01787 277811–Castle Hedingham 01787 463404

Newmarket 01638 669035 – Bury St Edmunds 01284 725525 - London 020 78390888 – Linton & Villages 01440 784346

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Approximate Gross Internal Area
Main House 1280 sq ft (119 sq m)
Garage 255 sq ft (24 sq m)
Total 1535 sq ft (143 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photohausgroup.co.uk

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Ground Floor

First Floor

