



**4 Small Copper Corner,
Thurston, Suffolk.**

**DAVID
BURR**



4 SMALL COPPER CORNER, THURSTON, BURY ST. EDMUNDS, SUFFOLK. IP31 3UB

Thurston is a popular and attractive village in the heart of Suffolk, approximately 4 miles from the Cathedral town of Bury St Edmunds and approximately 10 miles from Stowmarket. Easily accessible via the A14 two miles away. A wide range of amenities including a main line station, churches, two public houses, a Primary School and Community College. Hosting a real sense of community with a variety of social clubs and events held in the village. London Liverpool Street commutable in approximately 1 hour 49 minutes from Thurston Railway Station.

A beautifully presented detached family home built by the highly regarded Denbury Homes occupying what is arguably one of the best plots on the site with views of the adjacent greensward situated at the end of a private cul-de-sac location. The versatile, free-flowing accommodation is complemented by a generous garden, detached double garaging and a large sweeping driveway with ample off-road parking for a number of vehicles.

An immaculately presented detached executive home occupying a prominent position overlooking an attractive greensward with generous accommodation schedule and double garage.

RECEPTION HALL: With stairs rising to first floor, integrated understairs storage and a further deep storage cupboard with door to:-

DRAWING ROOM: A pretty double aspect reception room with fitted units and shelving creating the effect of a media wall. The focal point of the room is provided by an inset red brick fireplace with red brick hearth and bressummer over which is home to a log burning stove. There is a set of French style double doors opening on to the terrace abutting the rear of the property and double doors leading to:-

KITCHEN/BREAKFAST/LIVING ROOM: Forming the hub of the home, neatly comprising a range of fitted wall and base units with Quartz worksurfaces over. Integrated Rangemaster cooker with 6-ring gas hob and extractor over. One and a half bowl stainless steel butler sink with mixer tap and inset drainer. Dishwasher, integrated fridge/freezer and further space for freestanding fridge/freezer. Flowing openly to the breakfast/living space providing ample space for informal dining and entertaining. Door to:-

UTILITY ROOM: Spaces for further white goods to include a washing machine and tumble dryer. Inset stainless steel sink with mixer tap over and gas boiler with personnel door leading to the driveway.

DINING ROOM: Currently used as a playroom. This versatile space is located toward the front of the property with sash window to front aspect overlooking the greensward.

STUDY: A versatile space with window to side aspect.

CLOAKROOM: With a white suite comprising WC, hand wash basin and window to front aspect.

First Floor

LANDING: With inset storage cupboards. Doors to:-

PRINCIPAL BEDROOM: A substantial double bedroom with walk-in **DRESSING AREA** and door to:-

ENSUITE: With white suite comprising WC, hand wash basin, shower with glass sliding door and frosted window to side.

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BEDROOM 2: A substantial double bedroom with sash window to front aspect and window to side. Door to:-

ENSUITE: With white suite comprising WC, hand wash basin, shower with a glass sliding door and frosted window to side.

BEDROOM 3: Double bedroom with window to rear aspect.

BEDROOM 4: Double bedroom with window to rear aspect.

FAMILY BATHROOM: With white suite comprising WC, hand wash basin, panel bath with mixer tap, corner shower with sliding door and window to front aspect.

Outside

The property enjoys proportionate well-maintained gardens with a dining terrace immediately abutting the rear of the property before extending to a large area of formal lawns interspersed only by a block paved footpath and landscaped sun terrace.

To the front of the property a sweeping gravel driveway provides ample **OFF-ROAD PARKING** for a number of vehicles as well as providing vehicular access to the front elevation of the:-

DETACHED DOUBLE GARAGE: With dual garage doors, power and light connected and personnel door leading to the rear garden.

AGENTS NOTE

We understand that the property benefits from the remnants of a 10-year building warranty following the construction in 2023.
Electrical car charging point available by separate negotiation.

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

LOCAL AUTHORITY: Mid Suffolk Council: 0300 123 4000. Council Tax Band: G.

EPC RATING: B.

BROADBAND SPEED: Up to 1800 Mbps (source Ofcom).

MOBILE COVERAGE: EE, Three, 02 and Vodafone – outdoors, likely (source Ofcom). **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/>.

WHAT3WORDS: ///emptied.spurtd.seemingly.

VIEWING: Strictly by prior appointment only through DAVID BURR
Bury St Edmunds 01284 725525.

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.



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Approximate Area = 2156 sq ft / 200.3 sq m

Limited Use Area(s) = 63 sq ft / 5.8 sq m

Garage = 487 sq ft / 45.2 sq m

Total = 2706 sq ft / 251.3 sq m

For identification only - Not to scale



