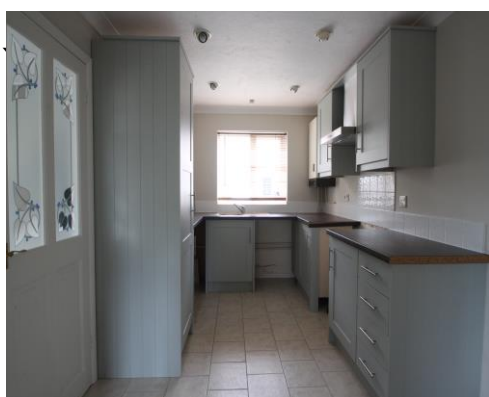


DAVID
BURR



10 Wheatfields, Thurston, Bury St Edmunds, Suffolk. IP31 3TE

A spacious and well-presented, two-bedroom, semi-detached home occupying an accessible yet private cul-de-sac location in this well-regarded Suffolk village. Available from August 2025.

To Let £1000 pcm.

**10 Wheatfields, Thurston, Bury St Edmunds,
Suffolk. IP31 3TE**

Entrance: Leading in to the:-

Sitting room/Dining Room: A bright and airy spacious room with window to the front and rear aspect, with stairs rising to the first floor.

Kitchen: Accessed via the sitting room, the kitchen benefits from a range of matching wall and base units, with tiled flooring and space for a cooker with extractor over. Window to front aspect.

Garden Room: Accessed from the kitchen the garden room is a notable addition to the rear of the property, leading directly to the terrace abutting the rear of the property and capable of being used for dining if required.

First Floor

Landing: With door to:-

Bedroom 1: A spacious double bedroom with fitted storage and window to rear aspect.

Bedroom 2: A double bedroom with window to rear aspect.

Bathroom: Comprising panel bath with shower attachment over, WC, sink unit with hot and cold mixer tap over and window to rear aspect.

Outside: The property is accessed via a cul-de-sac known as Wheatfields, situated toward the end of the close, the property benefits from well-maintained front gardens with a path providing personnel access to the front door.

To the rear, the gardens are predominantly formal, yet low-maintenance in nature with a terrace immediately abutting the rear of the property and a small area of lawn. Also incorporated within the plot is a storage shed.

Note: Pets may be considered at the vendor's discretion.

PRICE: £1000 per calendar month.

DEPOSIT & TENURE: A holding deposit of one week's rent will be required to process an application for a tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover. Fees may be charged for late payment of rent, mislaid keys, etc.



SERVICES: Mains water and electricity and drainage.

NOTE: None of the services have been tested by the agent.

EPC: D

LOCAL AUTHORITY: Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX Tel: 0300 123 4000. Council Tax Band: B - £1,717.67 (2025/26).

Viewing strictly by appointment with David Burr.

www.davidburr.co.uk

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