



Jackson & Co



Ghent Field Circle

Thurston , IP31 3UP

Offers in excess of £280,000

Jackson & Co Bury St Edmunds welcomes you to this beautifully presented three-bedroom end of terrace townhouse, nestled in the desirable College Park development. This modern home boasts a spacious living room, a contemporary kitchen/dining room that seamlessly connects to the rear garden, and generous sleeping arrangements, including a master suite with ensuite bathroom.



Property Features

- Modern three-bedroom end of terrace townhouse
- Spacious living room perfect for relaxation and entertainment
- Modern kitchen/dining room with access to the rear garden
- Master bedroom featuring an ensuite bathroom
- Two additional double bedrooms, ideal for family or guests
- Contemporary design throughout with high-quality finishes
- Convenient two allocated parking spaces directly at the front
- Located in the sought-after College Park development
- UPVC double glazed & Gas central heating
- CHAIN FREE!

FULL DESCRIPTION

This property offers easy access to the local amenities, the A14, and the nearby train station. The surrounding area is known for its community spirit and convenience, making it perfect for families and professionals alike. With excellent transport links and vibrant local culture, this location is ideal for those who appreciate both tranquility and accessibility.

Upon entering, you're greeted by a welcoming porch leading to a large living room, the perfect space for unwinding after a long day. The ground floor also features a well-appointed WC, complete with a hand basin and heated towel rail. There is an impressive kitchen/dining room, equipped with modern built-in appliances including a washing machine, dishwasher, oven with hob, and fridge freezer, making it an ideal space for culinary creations and family gatherings. Double doors open to the patio area, enhancing your entertaining options.

Ascend to the first floor where you'll find a bright landing that leads to two well-proportioned double bedrooms. The family bathroom is stylishly designed, featuring a bath, WC, hand basin and heated towel rail. The second bedroom enjoys a front aspect, while the third bedroom, currently utilised as a dressing room, boasts large built-in wardrobes and a rear aspect.

Lastly but certainly not least, the second floor is home to the luxurious master suite, complete with its own private en suite bathroom which features a shower, hand basin, WC and heated towel rail. This space is light filled and beautifully designed by the current owners.

The exterior of the property features a low-maintenance rear garden, thoughtfully designed with a patio area perfect for al fresco dining, and the remainder laid to lawn with a charming flower bed at the end. A pathway leads to a side gate for added convenience, with the garden enclosed mainly by panelled fencing, ensuring both privacy and security.

Families will appreciate the property's proximity to excellent local schools, providing a strong educational foundation for children of all ages.

Tenure: Freehold

Council Tax Band: C – Mid Suffolk

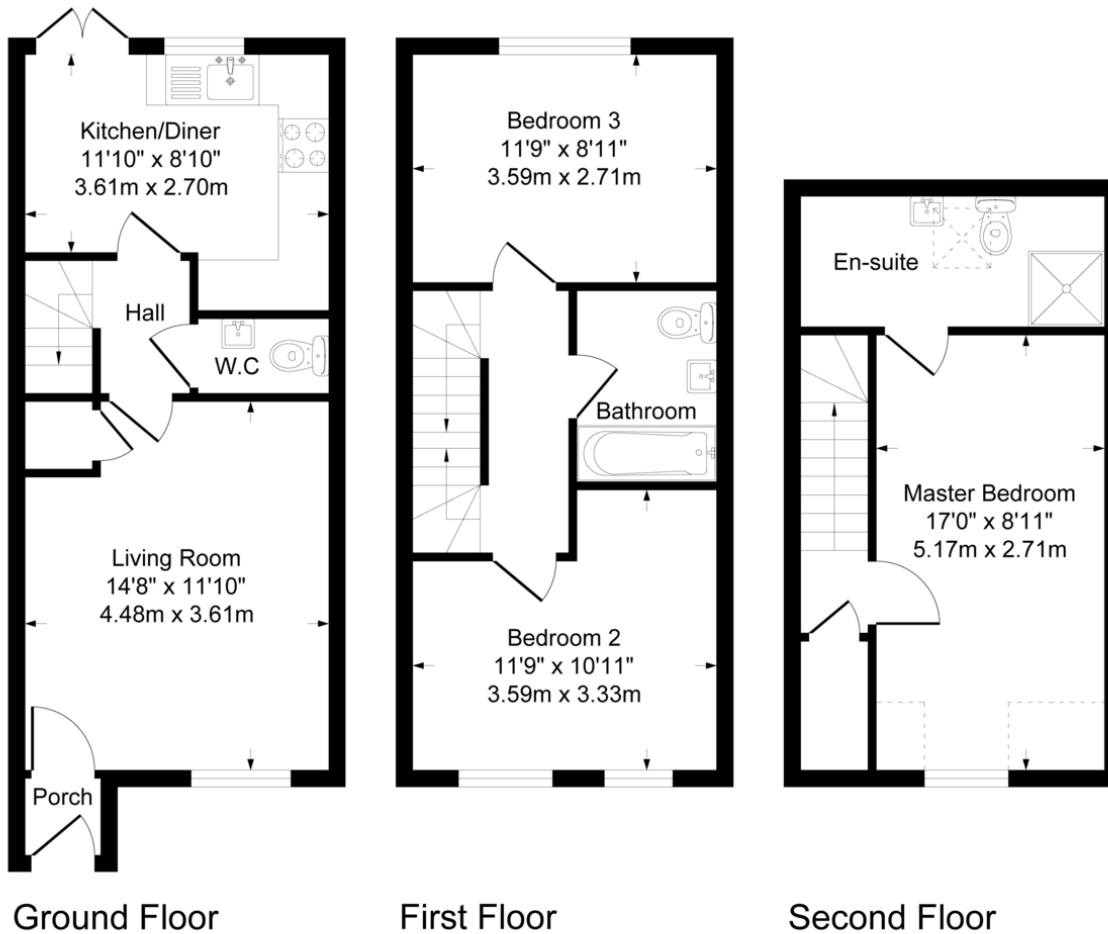
Parking: Two allocated parking spaces directly to the front of the property

Estate management charge: £134 PA





Approximate Gross Internal Area 936 sq ft - 87 sq m



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.

Jackson & Co Bury St
Edmunds

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements