

**DRAFT DETAILS**  
**7 WREN CLOSE, THURSTON**  
**BURY ST. EDMUNDS**  
**IP31 3TQ**

OPEN HOUSE (C & T) present: A well presented and much improved modern detached house, in this popular village, East of Bury St Edmunds. Hall, Re-fitted Cloakroom, Lounge, Re-fitted Kitchen/Dining Room, Re-fitted Utility, Conservatory/Dining Room, 3 Bedrooms, Re-fitted Bathroom, Garage & Parking, Front & Rear Gardens, VIEW ASAP.



2174

**Price Guide £370,000**

HALL, RE-FITTED CLOAKROOM, LOUNGE, RE-FITTED KITCHEN/DINING ROOM, RE-FITTED UTILITY ROOM, CONSERVATORY/DINING ROOM, 3 BEDROOMS, RE-FITTED BATHROOM, GARAGE & PARKING, FRONT & REAR GARDENS, GAS FIRED RADIATOR HEATING, UPVC DOUBLE GLAZING & ROOFLINE, POPULAR AREA, EARLY VIEWING ADVISED.

**VIEWING:** Strictly by appointment with Coakley & Theaker.

**BURY ST. EDMUNDS**  
**01284 769691 • 07803 138123**  
**info@coakleyandtheaker.co.uk ♦ www.coakleyandtheaker.co.uk**



**DIRECTIONS :** From Bury St Edmunds proceed along the A14 towards Stowmarket. Turn off signposted to Thurston and Beyton and turn left at the bottom of the slip road, proceeding towards Thurston. Continue along into the village, passing the Garage/Store and turn right at the T junction. At the roundabout, take the first exit into Barton Road and then turn right into Norton Road. Take the second turning right into Wren Close, where the property is located on the left.

AGENT'S NOTE: For family buyers, this property is very conveniently located for Thurston Community College and nearby Beyton Sixth Form College. For those commuting for work, there is a village railway station within easy access.

**HALL :** Approached via a replacement composite part glazed front door. Wood laminate floor, stairs to first floor, telephone point, LED downlights, radiator.

**CLOAKROOM :** Re-fitted with modern white suite comprising wc, wall mounted wash basin with mixer tap, travertine tiled splashbacks, wood laminate floor, radiator, UPVC frosted window to front.

**LOUNGE : 4.55m (14'11") x 3.99m (13'1") max** TV point, two radiators, UPVC window to front, part glazed door to:

**KITCHEN/DINING ROOM : 5.00m (16'5") x 2.87m (9'5")** Re-fitted with range of cream high-gloss base and wall mounted units, work surfaces, tiled splashbacks, inset 1 1/2 bowl stainless steel sink unit with 'Swan-neck' style mixer tap, inset Bosch 4-burner gas hob with Bosch stainless steel and glass cooker canopy over, built-in Neff 'Slide 'n' Hide' electric oven/grill, integrated Bosch fridge/freezer, integrated slimline Bosch dishwasher, concealed lighting, understairs storage cupboard, wood effect vinyl floor, vertical radiator, UPVC window to rear, sealed unit sliding patio door to Conservatory.

**UTILITY ROOM : 2.49m (8'2") x 2.39m (7'10")** Re-fitted with cream high-gloss base and wall mounted units, work surfaces, inset single drainer stainless steel sink unit with 'Swan-neck' style mixer tap, plumbing for washing machine, space for tumble dryer, wood effect vinyl floor, cupboard housing wall mounted gas boiler, door to Garage, radiator, UPVC window to rear, UPVC part glazed door to rear garden.

**CONSERVATORY/DINING ROOM : 4.14m (13'7") x 3.17m (10'5")** Brick plinth and wall, Karndean floor, panel heater, UPVC windows to sides and rear, UPVC glazed double doors to side and garden.

**FIRST FLOOR LANDING :** Access to part-boarded loft space, LED downlights, radiator, UPVC window to side.

**BEDROOM 1 : 3.94m (12'11") + recess x 2.77m (9'1") + recess** Built-in double wardrobe, TV point, radiator, UPVC window to front.

**BEDROOM 2 : 3.10m (10'2") x 2.92m (9'7")** Built-in double wardrobe, radiator, UPVC window to rear.

**BEDROOM 3 : 2.16m (7'1") inc to 3.28m (10'9") x 2.16m (7'1")** L-shaped room. Wood laminate floor, built-in airing cupboard housing hot water tank, radiator, UPVC window to front.

**BATHROOM : 1.96m (6'5") x 1.83m (6'0")** Re-fitted with modern white suite comprising P-shaped shower bath with glazed screen and shower controls, wc with concealed cistern, vanity unit inset wash basin with 'Swan-neck' style mixer tap, fully tiled walls, wood laminate floor, LED downlights, extractor/light, chrome vertical radiator/towel rail, UPVC frosted window to rear.

**OUTSIDE :** To the front the garden is laid mainly to lawn with borders, mature shrubs and shingle border. A driveway provides vehicular standing and leads to a **GARAGE: 5.16m (16'11") x 2.54m (8'4")**, with roller door, power and light connected and eaves storage. A gate provides side access to the rear garden. This is enclosed by fencing, being laid principally to lawn with borders, paved patio area and outside water tap to the side.

**BURY ST EDMUNDS & AREA :** Sitting amidst beautiful countryside, Bury St Edmunds is an historic town and the second largest in Suffolk. Surrounded by many picturesque villages, some of which offer good local amenities, it offers a wide range of cultural, educational and recreational facilities.

Features of particular note include St Edmundsbury Cathedral with its Millenium Tower, the famous Abbey Gardens with the original ruins and The Georgian Theatre Royal, which has recently been the subject of a restoration programme and The Apex, a live performance venue for concerts, comedy and dance, together with a contemporary art gallery. In addition, there are two cinemas, one of which is a multi-screen complex and a sports centre.

Bury St Edmunds and the surrounding villages boast excellent schools and further education is catered for at the West Suffolk College.

The town benefits from extremely good shopping facilities with a twice weekly market and a wide range of independent traders, national chains, five supermarkets and the arc shopping centre, opened in 2009. In addition, there are many pubs and restaurants which cater for a variety of tastes.

The A14 dual carriageway heading west from Bury St Edmunds provides easy access to Newmarket, Cambridge, the Midlands, Stansted Airport and London, via the M11. Stowmarket and Ipswich, both with direct rail links to London's Liverpool Street, the East Coast and the A12 are all readily accessed by heading east.





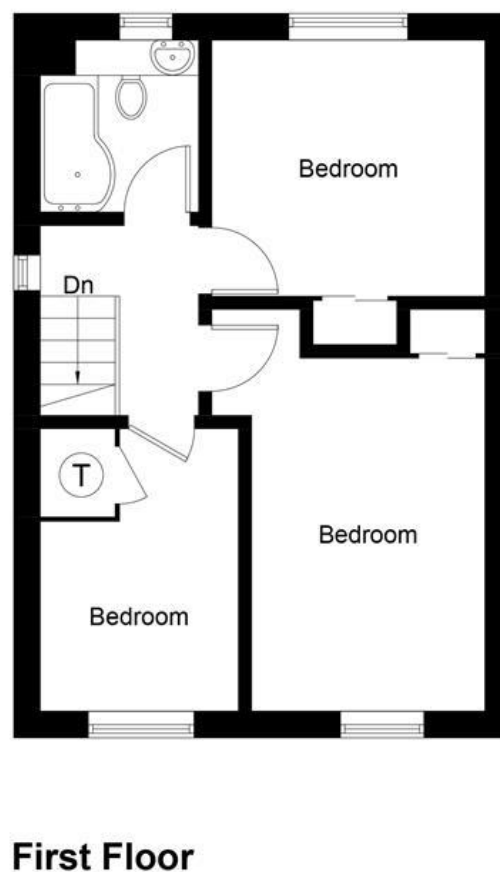
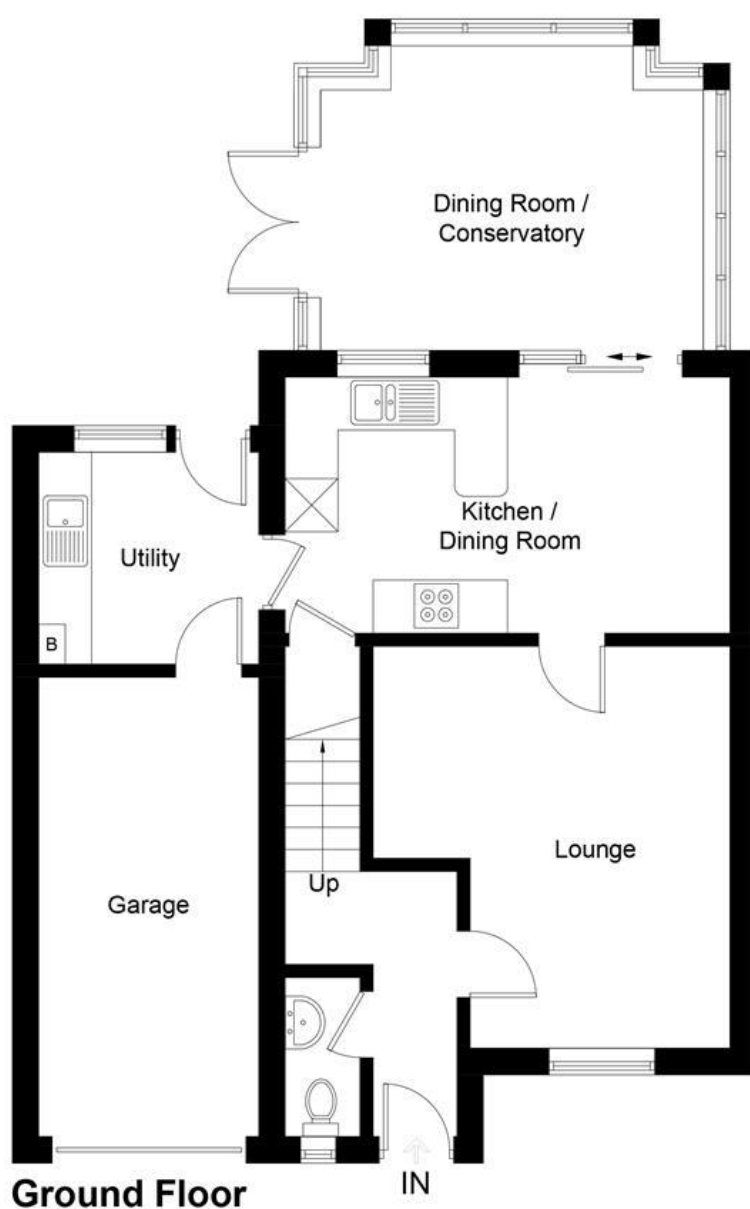






## 7 Wren Close, Thurston, IP33 3TQ

Approximate Gross Internal Area = 116.4 sq m / 1253 sq ft  
(Including Garage)



This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

# Energy performance certificate (EPC)

7 WREN CLOSE THURSTON BURY ST. EDMUNDS IP31 3TQ		Energy rating <b>D</b>
Valid until <b>25 May 2031</b>	Certificate number <b>6600-2665-0522-6028-3593</b>	

**Property type**  
Detached house

**Total floor area**  
82 square metres

## Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)

**Consumer Protection from Unfair Trading Regulations 2008 (CPRs)** These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

**General Data Protection Regulations (GDPR)** Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.