

## 62 Ghent Field Circle, Thurston - IP31 3UP

£375,000 Freehold

Built in 2022 and still covered by a 7-year NHBC warranty, this immaculately presented detached bungalow is turn-key ready and offers comfortable, modern living across a single level. Set in a peaceful residential area within the well-regarded village of Thurston, the property features two double bedrooms, one with a stylish en-suite, alongside a versatile third bedroom, a contemporary family bathroom, a bright lounge with French doors, and a well-equipped kitchen/diner with direct access to the garden. Outside, the south-facing rear garden has been beautifully landscaped with established planting, walkways, and a versatile outbuilding, while the front offers a brickweave driveway, off-road parking for several vehicles, and a garage with power and lighting. Conveniently located with easy access to the A14.



## Location

Ghent Field Circle enjoys a peaceful setting within a sought-after residential area of Thurston, a thriving village just a short drive from Bury St Edmunds. The village is well-served with a range of local amenities including a Co-op supermarket, bakery, pharmacy, pubs, and a popular secondary school rated 'Good' by Ofsted. Thurston also benefits from its own railway station with direct services to Ipswich and Cambridge, making it a convenient choice for commuters. For those who enjoy the outdoors, the surrounding countryside offers scenic walks and cycling routes, while the village itself has a strong sense of community with various clubs, events, and recreational facilities.



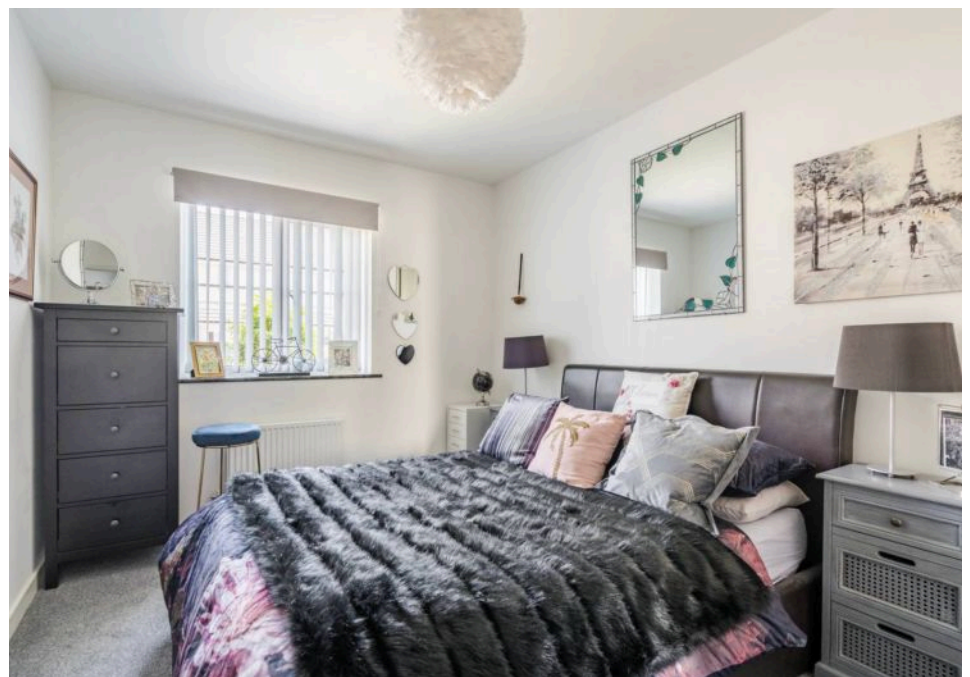
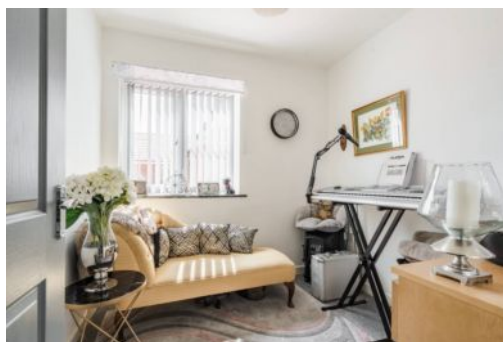
## Agents notes

We understand that the property will be sold freehold, connected to all main services.

Service charge- £148 with the option to pay quarterly

heating system- Gas Central Heating

Council Tax Band- D





## Ghent Field Circle, Thurston

Step into the welcoming entrance hall, where you'll find a convenient WC and two handy storage cupboards, ideal for keeping everyday items tucked away.

From here, move into the modern kitchen/diner, thoughtfully fitted with wood-effect cupboards, ample counter space, and practical wood-effect flooring. There's plumbing in place for both a dishwasher and washing machine, space for a dining table, and a door opening directly to the rear garden, ideal for everyday living and entertaining.

The lounge is bright and spacious, finished with soft carpet and stylish wallpaper for added warmth and charm. A feature fireplace adds a cosy focal point, while French doors lead out to the garden, filling the room with natural light and offering a seamless indoor-outdoor flow. There's plenty of space for both relaxing and entertaining, making it a great social hub.

There are three well-proportioned bedrooms, including two comfortable doubles with built-in wardrobes and sleek sliding doors. The master also benefits from a modern en-suite shower room with partially tiled walls. The third bedroom is a versatile room, perfect as a guest room, nursery or study, with carpeted flooring throughout the bedroom spaces.

A contemporary family bathroom completes the interior, featuring a panelled bath with shower over and smart tiled walls.

Double glazing is fitted throughout.

Outside, the south-facing rear garden is fully enclosed and generously landscaped, offering a mix of lawn, established planting, gravel areas, and winding walkways that create interest and structure throughout the space. A variety of shrubs, fruit trees, and flowerbeds add colour and depth, while a versatile outbuilding provides excellent potential for storage, a workshop, or a hobby space. A gate to the side gives convenient access to the front.

At the front, a brickweave driveway provides ample off-road parking, and the garage is equipped with power,



**Ground Floor**  
**858 sq.ft. (79.7 sq.m.) approx.**



TOTAL FLOOR AREA : 858 sq.ft. (79.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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