



16 Wheatfields, Thurston

Minors & Brady



16 Wheatfields

Thurston, Bury St. Edmunds

A wonderful opportunity to enjoy village living at its most convenient, this well-presented two bedroom end-of-terrace home occupies a desirable corner plot within a quiet cul-de-sac in the heart of Thurston. Having been thoughtfully modernised throughout, the property offers bright and comfortable accommodation, a superb south-facing garden and easy access to local amenities, the railway station and the A14. Ideal for first-time buyers, professionals, downsizers or investors, this is a home that effortlessly supports modern day living while enjoying the appeal of a thriving Suffolk village community.

- Well-presented two bedroom end-of-terrace home
- Recently modernised throughout
- Situated in a sought-after village location
- Quiet cul-de-sac setting
- Attractive corner plot position
- Bright sitting room with dual-aspect windows
- Contemporary kitchen/dining room with integrated oven and induction hob
- Principal bedroom with built-in wardrobe
- Generous south-facing rear garden
- Convenient access to Thurston railway station and the A14 road network





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The Location

Wheatfields is situated within the popular Suffolk village of Thurston, one of the area's most desirable residential locations. Located just a short distance from the historic market town of Bury St Edmunds, Thurston combines the charm of village living with the convenience of excellent local amenities and transport connections.

The village offers a variety of everyday facilities, including shops, public houses, healthcare services and well-regarded schools, all contributing to its strong community atmosphere and enduring appeal. Residents also benefit from a range of local clubs, recreational facilities and community events throughout the year.

Surrounded by attractive Suffolk countryside, Thurston provides excellent opportunities for walking, cycling and outdoor recreation, while nearby Bury St Edmunds offers an extensive selection of shopping, dining and leisure amenities.

The village is particularly well suited to commuters, with Thurston railway station providing regular services to Bury St Edmunds, Ipswich and Cambridge, while the nearby A14 offers convenient road links across the region.

Combining the character of a traditional Suffolk village with modern convenience and excellent connectivity, Thurston remains a highly sought-after place to live. Wheatfields is ideally positioned to enjoy all that this thriving and well-connected community has to offer.





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Positioned within a quiet cul-de-sac in the heart of the highly regarded village of Thurston, this recently modernised two bedroom end-of-terrace home occupies an attractive corner plot with a larger-than-average south-facing garden.

A newly constructed brick-built porch provides a welcoming entrance to the property. Inside, the accommodation has been thoughtfully updated and is presented in excellent order throughout, creating a home that is ready to enjoy from the moment you arrive.

The sitting room is a bright and comfortable space, with windows to both the front and side aspects drawing in natural light throughout the day. A staircase rises to the first floor, while the layout leads naturally through to the kitchen/dining room at the rear.

Designed with both practicality and style in mind, the kitchen features a range of modern wall and base units complemented by wooden work surfaces, tiled splashbacks and a ceramic sink. Integrated appliances include an induction hob and electric oven, while a useful pantry cupboard and space for additional appliances enhance day-to-day living. The dining area comfortably accommodates everyday meals and entertaining, with direct access to the garden creating a seamless connection between inside and out.



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Upstairs, the principal bedroom is a generous double room featuring a built-in wardrobe and ample space for additional furnishings. The second bedroom provides excellent flexibility and is equally suited as a guest bedroom, nursery or dedicated home office. Serving both rooms is a well-appointed bathroom fitted with a bath and shower over, glass screen, vanity storage unit, WC and contemporary wall and floor tiling.

Outside, the property's corner plot setting provides a wonderful sense of space. The south-facing rear garden is larger than many found with similar homes and has been designed for ease of maintenance. Fully enclosed by recently installed fencing, it incorporates a lawn, patio seating area, raised planter and a useful storage and utility area. Whether enjoying dining outdoors on summer evenings or spending time with family and friends, the garden offers an attractive extension of the living space throughout the year.

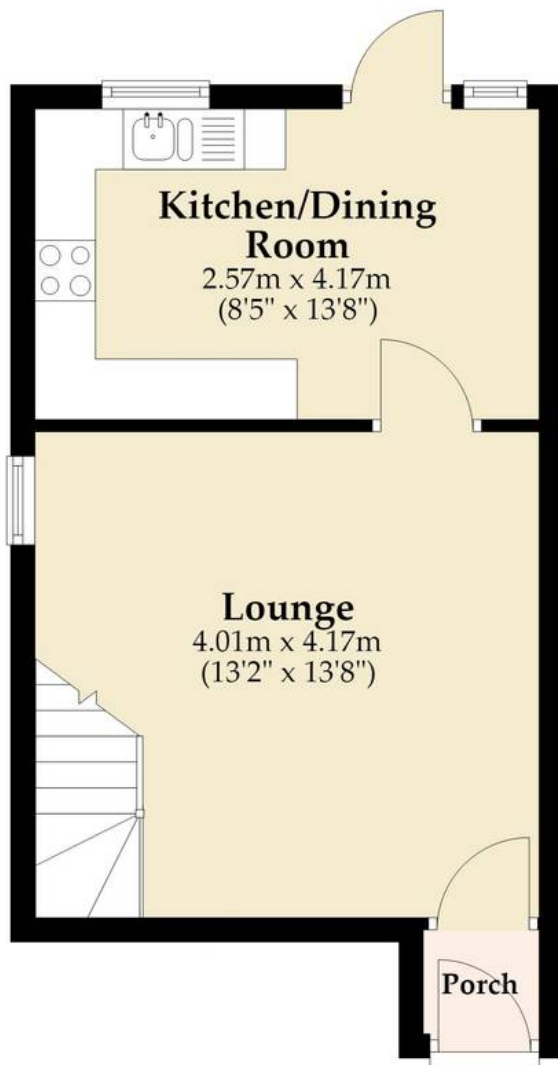
Offering beautifully presented accommodation, an impressive garden and a sought-after village setting, this is a home that perfectly suits modern lifestyles while enjoying all the advantages of one of Suffolk's most desirable and well-connected communities.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		88
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

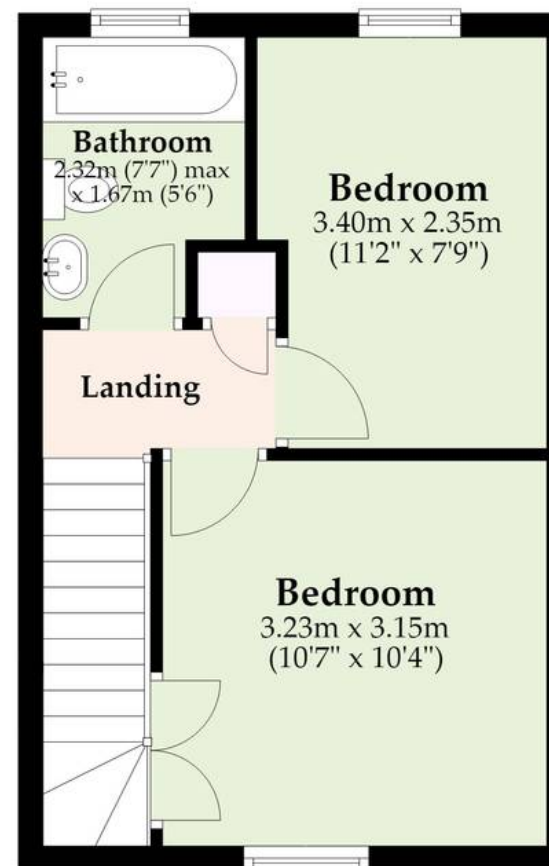
Ground Floor

Approx. 28.7 sq. metres (309.3 sq. feet)



First Floor

Approx. 27.9 sq. metres (300.0 sq. feet)



Total area: approx. 56.6 sq. metres (609.2 sq. feet)

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.

Plan produced using PlanUp.

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