



1 Old Post Office Row Church Road, Thurston

Minors & Brady



1 Old Post Office Row Church Road

Thurston, Bury St. Edmunds

There is something immediately inviting about this charming character cottage in the highly desirable village of Thurston. Beautifully maintained throughout and full of warmth and personality, the property offers two bright double bedrooms, a welcoming sitting room centred around a wood burner, a spacious kitchen/breakfast room and a light-filled conservatory overlooking the garden. Outside, the extensive rear garden provides excellent space for entertaining and enjoying the outdoors, while a cart lodge, workshop and storage shed add further practicality. With attractive front and rear gardens, off-road parking and a wealth of character features, this is a home that effortlessly combines comfort, convenience and village charm.

The Location

Church Road enjoys a position within Thurston, one of Suffolk's larger and well-established villages, located approximately four miles east of Bury St Edmunds. Combining a strong sense of community with everyday convenience, the village appeals to a wide range of buyers including families, professionals and those seeking a more rural setting without sacrificing access to services and transport links.



M&B



1 Old Post Office Row Church Road

Thurston, Bury St. Edmunds

The village itself offers a good selection of facilities for day-to-day living, including a Co-operative food store, independent retailers, cafés, a post office, pharmacy, healthcare services and a community library. Residents also benefit from the New Green Community Centre, village hall, sports clubs and recreational facilities that support an active local lifestyle. For a broader range of shopping, dining and leisure opportunities, Bury St Edmunds provides an extensive selection of independent boutiques, national retailers, restaurants, cafés, theatres, health clubs and leisure facilities, all within easy reach.

Thurston is home to Thurston Church of England Primary Academy and Thurston Community College, which includes a well-regarded sixth form provision. A number of additional state and independent schools can also be found in and around Bury St Edmunds, offering a wide range of educational options from primary through to sixth form level.

The village railway station provides services towards Bury St Edmunds, Ipswich and Cambridge, while onward connections offer access to London and other major centres. The nearby A14 is easily accessible and serves as one of the region's principal transport routes, linking Cambridge to the west and Ipswich and the Suffolk coast to the east. This combination of road and rail connectivity makes the village a practical choice for those travelling throughout East Anglia and beyond.

The surrounding Suffolk countryside contributes significantly to the area's appeal. A network of footpaths and rural lanes provides opportunities for walking, cycling and exploring the local landscape, while nearby villages such as Woolpit, Elmswell and Ixworth offer further amenities, country pubs and community events. Residents can also enjoy easy access to the historic market town of Bury St Edmunds, renowned for its cathedral, abbey gardens and cultural attractions.

M&B





1 Old Post Office Row Church Road

Thurston, Bury St. Edmunds

The Property

A gated entrance opens onto the attractive front garden, creating a wonderful first impression. Beautifully maintained with a lawn, established planting beds and a pathway leading to the entrance door, the frontage reflects the care and attention evident throughout the property.

The sitting room is a particularly appealing space and serves as one of the property's standout features. Flooded with natural light and centred around an attractive brick-built fireplace with an inset wood burner, this room offers the perfect setting for both everyday living and cosy evenings throughout the year. The fireplace acts as a striking focal point, enhancing the cottage's character while creating a welcoming ambiance.

Positioned to the rear, the kitchen/breakfast room forms the heart of the home and offers a functional layout designed to accommodate modern lifestyles. Fitted with a range of cabinetry providing ample storage, the kitchen incorporates a sink and drainer unit, a freestanding oven and designated space for a variety of appliances. There is also ample room for a dining table, making it an ideal setting for family meals, casual dining and entertaining guests. Thoughtfully arranged, the space flows seamlessly into the adjoining conservatory.



M&B

1 Old Post Office Row Church Road

Thurston, Bury St. Edmunds

Overlooking the garden, the conservatory is a bright and airy addition that enhances the ground-floor accommodation considerably. Currently utilised as a home office, this versatile room could easily serve a variety of purposes depending on individual requirements, including a garden room, dining area or additional reception space. Benefiting from attractive garden views and an abundance of natural light, it provides a pleasant connection between the house and outdoor space.

Completing the ground-floor is a contemporary shower room, fitted with a stylish three-piece suite comprising a walk-in shower, hand wash basin and WC. Finished to a high standard, this practical room serves the household well while complementing the property's overall presentation.

The first-floor offers two generously sized double bedrooms, both providing the utmost comfort and privacy. The principal bedroom is a particularly attractive room featuring a characterful cast-iron fireplace that adds charm and individuality. A built-in wardrobe provides convenient storage without compromising floor space, while large windows ensure the room remains bright and welcoming throughout the day.

The second bedroom is equally impressive and benefits from multiple built-in wardrobes, offering exceptional storage solutions rarely found in properties of this nature. Well-proportioned and filled with natural light, it provides flexible accommodation suitable for a variety of lifestyle needs.



M&B





1 Old Post Office Row Church Road

Thurston, Bury St. Edmunds

Outside, the extensive rear garden is a notable feature and has been thoughtfully designed to provide a range of areas for enjoyment. Immediately adjoining the property is a large patio courtyard, creating an excellent space for outdoor dining, entertaining and enjoying the warmer months. A covered seating area further enhances the garden's appeal, offering a sheltered environment for social gatherings throughout the year.

Beyond the patio, a well-maintained lawn extends through the garden, bordered by attractive flower beds that provide seasonal colour and interest. A pathway leads through the grounds towards the useful outbuildings, including a substantial workshop and separate storage shed, both of which offer excellent practicality for hobbies, storage requirements or DIY projects.

Parking is well catered for by a cart lodge, providing convenient sheltered off-road parking and adding further character to this appealing village home.

Agents Note

This property will be sold freehold.

Connected to mains water, electricity, gas and drainage.

Gas central heating system.

Please note: There is a shared driveway to access the cart lodge.

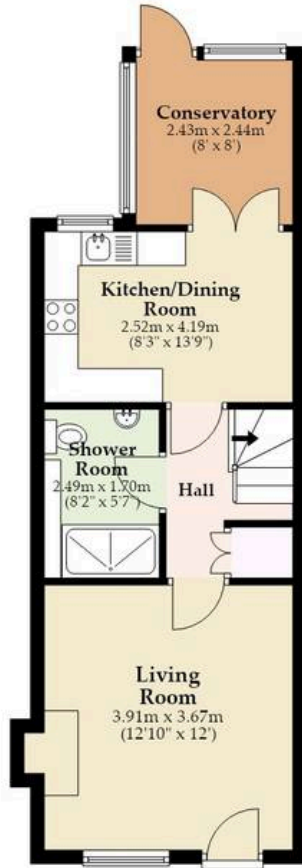
A restrictive covenant is in place which permits the water company to access the drains situated at the rear of the property as required for ongoing maintenance and upkeep.



M&B

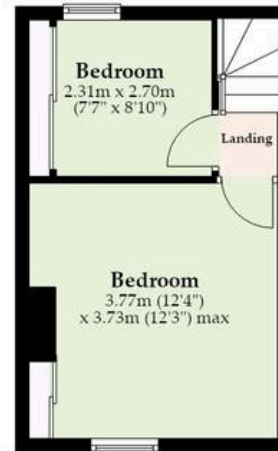
Ground Floor

Approx. 39.6 sq. metres (426.4 sq. feet)



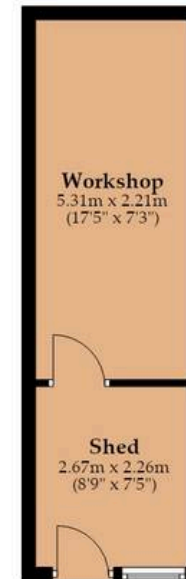
First Floor

Approx. 22.6 sq. metres (243.8 sq. feet)



Outbuildings

Approx. 18.0 sq. metres (193.5 sq. feet)



Total area: approx. 80.2 sq. metres (863.7 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 Plot123

Dreaming of this home?

Let's make it a *reality*.



Meet *Stuart*
Branch Manager



Meet *Joe*
Property Lister



Meet *Claire*
Aftersales Team Leader

Minors & Brady

Your home, our market

 burystedmunds@minorsandbrady.co.uk  01284 672200  2 St John's St, Bury St. Edmunds, IP33 1SQ

BURY ST. EDMUNDS | CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



Residential | Buy-to-Let | Protection

How we can support:

- ✓ Residential Mortgages
- ✓ Protection and Insurance
- ✓ Buy-to-Let (Personal and Limited Company)



Matt Waters
Director and
Principal



Victoria Payne
Mortgage and
Protection Adviser

Offering you quick and professional mortgage advice, every step of the way.

T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk
W: www.norfolk-mortgages.co.uk