

3 Chinery Way, Thurston

Minors & Brady

3 Chinery Way

Thurston, Bury St. Edmunds

Set within the popular village of Thurston, just moments from Bury St Edmunds, this beautifully presented four-bedroom detached home offers the perfect setting for modern family living. Well-presented throughout, the property features a spacious sitting room ideal for both relaxation and entertaining, alongside a stylish kitchen/dining room that forms the heart of the home with direct access to the enclosed rear garden. Upstairs, four well-proportioned bedrooms include a principal suite with en-suite shower room, complemented by a contemporary family bathroom. Outside, the property benefits from a well-maintained garden with a dedicated seating area, garage and off-road parking, while energy-efficient solar panels and an EV charging point add further appeal. Occupying a desirable position close to local amenities, schools and excellent transport links, this is a home that combines comfort, practicality and convenience in equal measure.

The Location

Chinery Way forms part of a modern residential setting on the edge of Thurston, one of West Suffolk's most established and well-connected villages. Situated approximately three miles east of Bury St Edmunds, the village offers an appealing balance between countryside surroundings and everyday convenience, making it particularly attractive to families, professionals and those seeking a village environment without feeling isolated from larger centres.

The village itself provides a good selection of amenities including a Co-op Food store, village shops, cafés, public houses, takeaway options and community facilities. For a wider range of shopping, dining and leisure opportunities, nearby Bury St Edmunds offers a comprehensive mix of independent retailers, national brands, cafés, restaurants, healthcare services, gyms and leisure facilities, together with the Arc Shopping Centre and a vibrant historic town centre. Residents also benefit from convenient access to medical facilities and essential services both within Thurston and the surrounding area.









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Education is a key attraction of the village, with Thurston Church of England Primary Academy serving younger pupils and Thurston Community College providing secondary and sixth-form education. Additional schooling options can be found in nearby villages and Bury St Edmunds, including both state and independent establishments, making the area well suited to families at all stages of education.

Thurston railway station provides regular services towards Bury St Edmunds, Cambridge and Ipswich, offering onward connections to London and regional destinations. Road links are equally convenient, with the A14 nearby providing access towards Cambridge, Newmarket and the wider East Anglian road network. This combination of rail and road connections makes the village attractive to commuters whilst allowing residents to enjoy a more relaxed pace of life.

Beyond practical considerations, the surrounding Suffolk countryside adds significantly to the area's appeal. Quiet rural lanes, public footpaths and scenic walking routes are easily accessible, while neighbouring villages such as Pakenham, Beyton and Great Barton provide further opportunities to explore the character of the region. The historic market town of Bury St Edmunds, with its Abbey Gardens, theatre, cultural attractions and regular events, offers an excellent extension to village life.

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The accommodation begins with a welcoming entrance hall, creating an excellent first impression whilst providing access to the principal ground floor rooms. A useful understairs storage cupboard offers everyday practicality, while stairs rise to the first-floor accommodation. Positioned off the hallway is a convenient cloakroom fitted with a WC and wash hand basin, ideal for guests and busy family life.

To the front of the property, the well-proportioned sitting room provides a comfortable and versatile reception space. Flooded with natural light from the front-facing window, this inviting room is perfectly suited to both relaxation and entertaining, offering ample space for a range of furnishings whilst maintaining a warm and welcoming atmosphere.

Undoubtedly forming the heart of the home is the impressive kitchen/dining room, a stylish and sociable space designed around modern living. The kitchen is fitted with an attractive range of wall and base units complemented by generous work surfaces, together with an inset sink and integrated appliances including an electric oven, gas hob with extractor above, dishwasher and washing machine. There is also space for an American-style fridge freezer. Open-plan to the dining area, this excellent family space enjoys views across the rear garden, with French doors providing a seamless connection to the outside. Whether hosting family gatherings, entertaining guests or enjoying everyday meals, this room delivers both functionality and style in equal measure.

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The first-floor landing provides access to all bedrooms and benefits from a useful storage cupboard together with loft access.

The principal bedroom is a generous double room positioned to the front of the property and benefits from its own modern en-suite shower room. Thoughtfully appointed, the en-suite comprises a contemporary suite with shower enclosure, WC and wash hand basin, creating a private and convenient space for the homeowners.

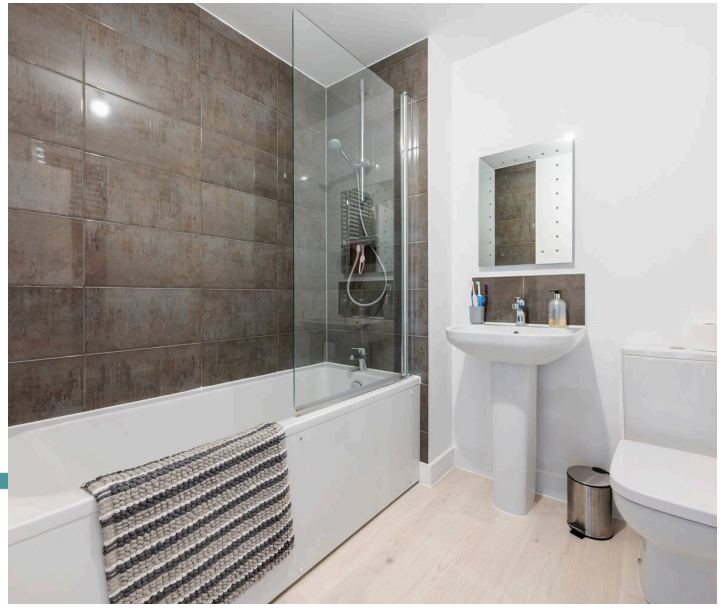
The remaining three bedrooms are all well-sized and offer flexibility to suit a variety of requirements. Bedrooms two and three overlook the rear garden, making them ideal as children's bedrooms, guest accommodation or home office space, while bedroom four enjoys a front aspect and could equally serve as a nursery, study or additional bedroom. Collectively, the bedrooms provide excellent versatility for growing families and those seeking adaptable accommodation.

Serving the remaining bedrooms is a modern family bathroom, fitted with a contemporary suite comprising a bath with shower over, WC and wash hand basin, complemented by stylish tiling and a heated towel rail.

Outside, the property continues to impress. The front garden has been designed with ease of maintenance in mind and incorporates attractive planted shrub beds alongside a pathway leading to the entrance. A block-paved driveway provides off-road parking and leads directly to the garage, while side-gated access connects the front and rear gardens. The addition of an EV charging point further enhances the property's appeal for environmentally conscious buyers.

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The enclosed rear garden offers an excellent outdoor environment for both families and those who enjoy entertaining. A paved terrace immediately adjacent to the property creates an ideal space for outdoor dining and summer gatherings, whilst the main garden is laid predominantly to lawn. A particularly attractive feature is the sunken seating area, providing a dedicated space to relax with family and friends. Raised flower beds add colour and interest throughout the seasons, while a separate shingled area with a garden shed offers additional practicality and storage.

Agent's Note

This property will be sold freehold.

Maintenance fee: £230 a year.

Connected to mains water, electricity and drainage.

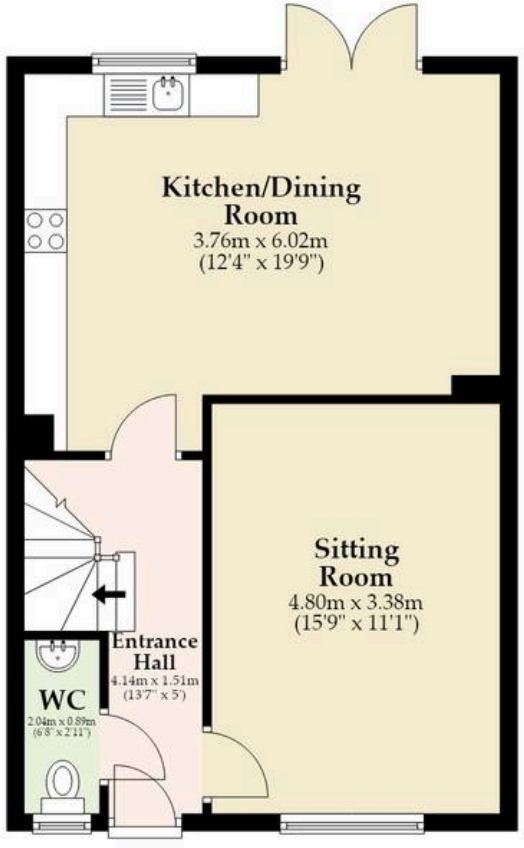
Gas combi boiler.

Solar panels are owned outright by the current owners.

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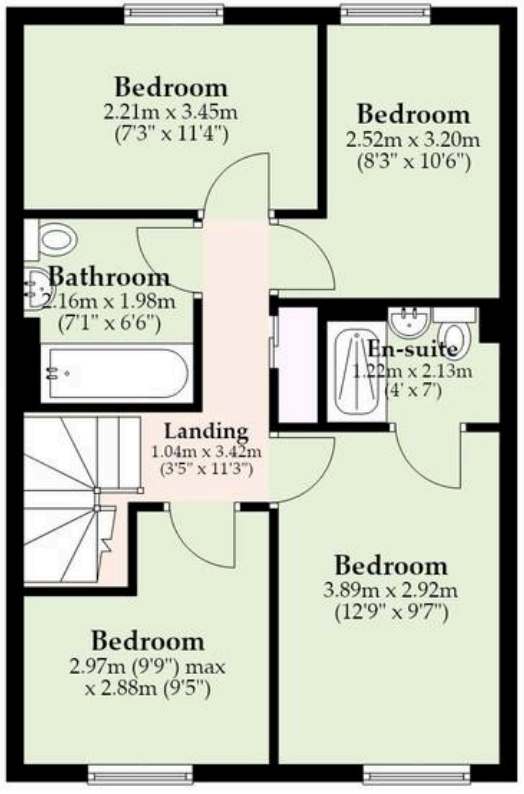
Ground Floor

Approx. 49.1 sq. metres (528.1 sq. feet)



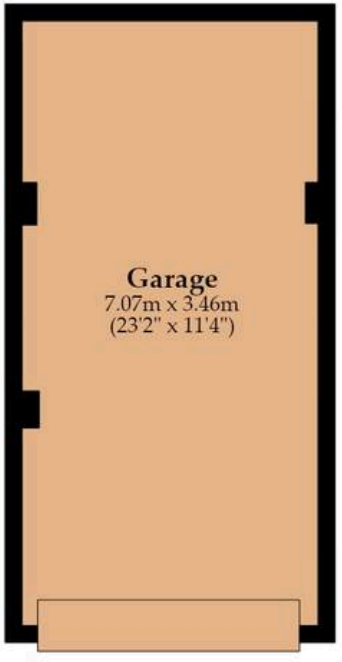
First Floor

Approx. 49.5 sq. metres (532.5 sq. feet)



Garage

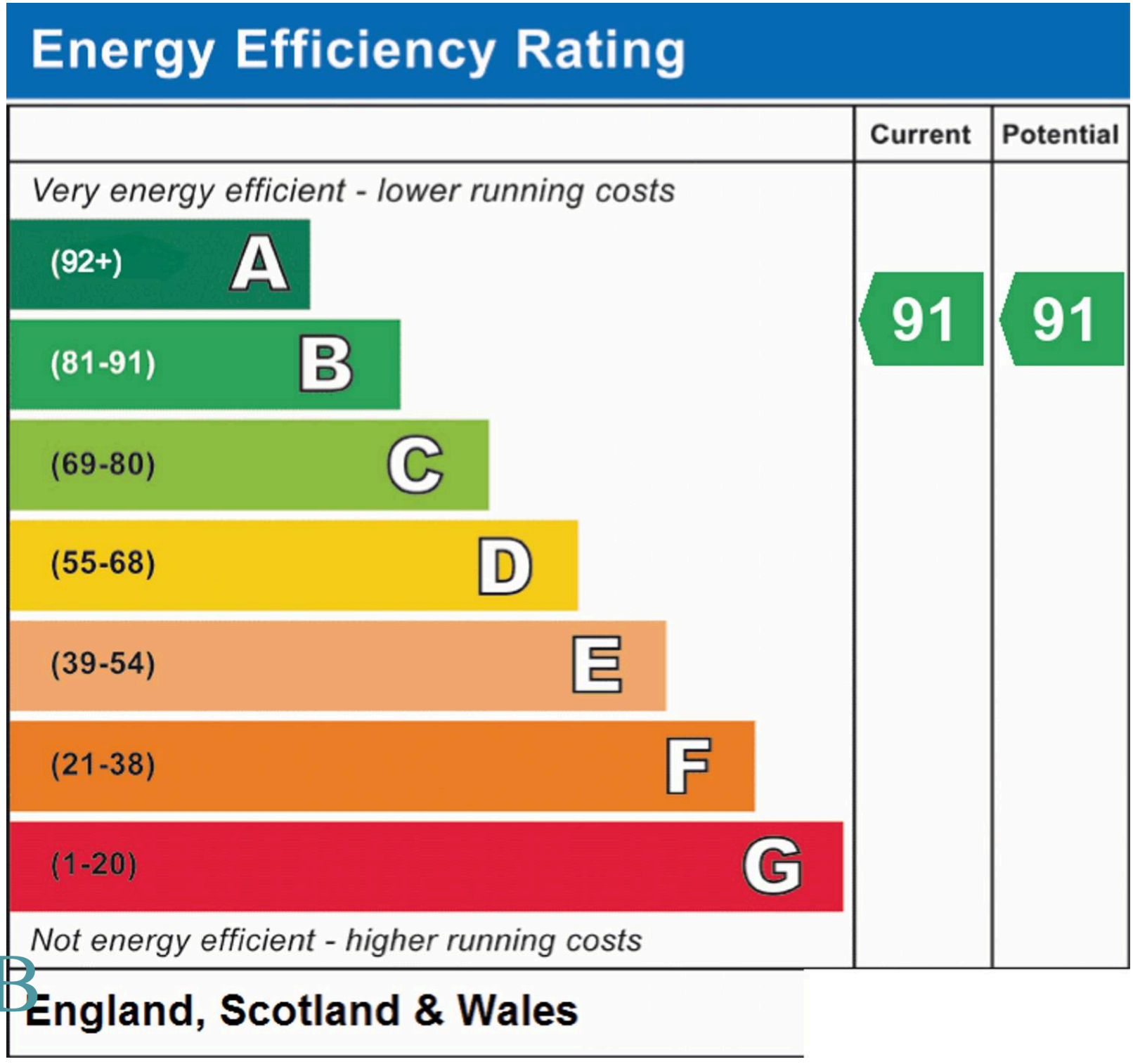
Approx. 24.5 sq. metres (263.4 sq. feet)



Total area: approx. 123.0 sq. metres (1324.0 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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Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
91
91
England, Scotland & Wales

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Branch Manager



Meet *Joe*
Property Lister



Meet *Claire*
Aftersales Team Leader

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Your home, our market

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