

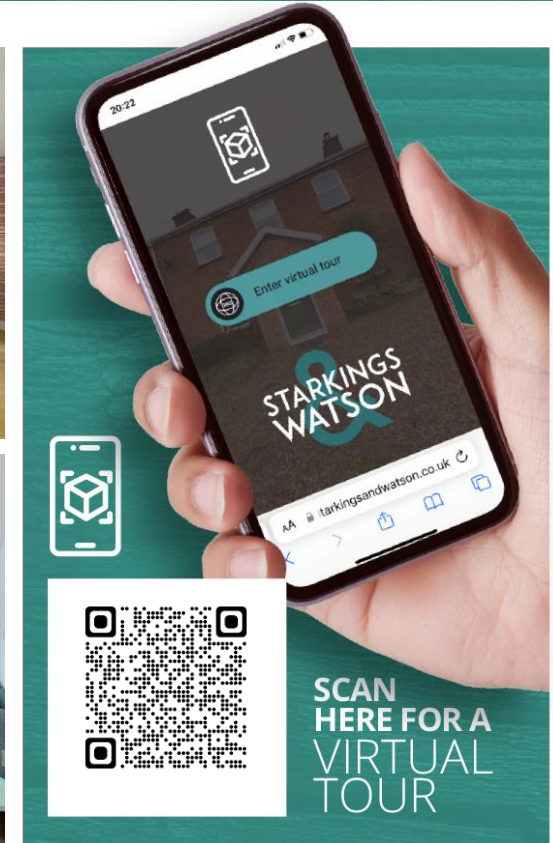
THE STREET

Thornham Magna, Eye IP23 8HB

Freehold | Energy Efficiency Rating : E

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FOR SALE PROPERTY



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- Detached Family Home
- Sought After Village Location
- Generous & Private Gardens Of 0.3 Acres

(stms)

- Renovated & Well Presented Internally
- Newly Fitted Kitchen & Utility
- Sitting Room With Woodburner
- Three Bedrooms & Bathroom
- Newly Finished Private Driveway & Garage

IN SUMMARY

Located within tranquil and SOUGHT AFTER VILLAGE of Thornham Magna is this DETACHED THREE BEDROOM HOME which benefits from recent upgrades as well as a GENEROUS 0.3 ACRE PLOT (stms) and plenty of PARKING. Internally stepping through the main front door you will find an entrance hallway with wood flooring and a WC. There is a useful utility room and then the main sitting room with a feature WOODBURNER and the same wood flooring. To the rear of the cottage is a modern kitchen/dining room with a recently fitted kitchen and doors onto the garden. On the first floor there are THREE AMPLE BEDROOMS as well as EAVES STORAGE and a FAMILY BATHROOM. Externally there are lovely PRIVATE ENCLOSED GARDENS as well as further lawned and wooded gardens beyond as well as further parking.

SETTING THE SCENE

The property can be found set back from the road in an elevated position with a recently landscaped front driveway providing plenty of off road parking as well as front lawns and mature trees and shrubs. There is also access to the garage/storage shed from the front drive with further access on the other side of the building and

a right of way. The main entrance door is found to the front tucked around the corner. There is a gate to the side which also provides access to the rear garden.

THE GRAND TOUR

Entering via the main entrance door to the front you will find an entrance hallway with wood effect flooring with a cloakroom as well as fitted storage. The utility room is the first room and is fitted with storage and rolled edge worktops with space for washing machine and tumble dryer as well as gas fired central heating boiler. There is also a door to the rear from the utility. The sitting room is found to the front of the cottage with wood flooring and a lovely feature woodburner as well as understairs storage. The modern kitchen/dining room is found to the rear of the cottage with double doors onto the garden. The kitchen is well fitted with wooden worktops over as well as integrated electric oven and induction hob with space for free standing dishwasher and fridge/freezer. From the kitchen you will find access to the stairs and the first floor landing. The landing offers built in cupboard as well as large walk in eaves storage. To the front you will find a tiled family bathroom with shower over bath and a double bedroom with fitted storage. To the rear there is a single room currently used as an office with the main bedroom adjacent with loft hatch access to an insulated loft.

THE GREAT OUTDOORS

From the frontage there is gated access leading to the first section of private back garden which is fully enclosed and private with decking area with the remainder laid to lawn. There is a garden shed, external power supply, and an underground LPG gas tank for the central heating. From the first section of garden there is



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a gate to the rear which leads to the second section of garden and additional parking which can also be accessed further along the road via a private track which neighbouring properties also have access over. The second section of garden is found the other side of the track with a shed and summerhouse with power and light as well as large lawned area with orchard comprising a variety of fruit trees. A real haven for keen gardeners!

OUT & ABOUT

Located within the popular village of Thornham Magna, which is found on the north Suffolk borders. The village has proved to be a desirable location over the years, An extensive and diverse range of many day to day amenities and facilities can be found within the market town of Diss along the A140 and found within the beautiful countryside surrounding the Waveney valley. The town has the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

FIND US

Postcode : IP23 8HB

What3Words : ///marble.likewise.skinning

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTE

Buyers are advised there is private drainage via a Klargester as well as LPG gas for the central heating. There is a shared private track to the rear providing vehicular access to the rear for the property and neighbouring properties.

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Approximate total area^m
 931.65 ft²
 86.55m²

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