



**Stone Cottage Wickham Road, Thwaite Eye IP23 7EE**

**welcome to**

## **Stone Cottage Wickham Road, Thwaite Eye**

Charming two-bedroom cottage in the peaceful village of Thwaite offers character features throughout, including a cosy lounge with an open fireplace, a kitchen with wooden units, and a ground-floor bathroom. With two spacious bedrooms, mature rear garden, it provides an ideal countryside retreat.

### **Auctioneer's Comments**

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### **Location**

Set in the peaceful village of Thwaite, Suffolk, this property enjoys the charm of rural living while remaining exceptionally well-connected. The village offers easy access to the A140, providing straightforward routes to both Norwich and Ipswich, making it ideal for commuters or those who enjoy exploring nearby towns.

Thwaite is perfectly positioned close to Eye, Diss, and Stowmarket, giving residents convenient access to a wider range of amenities, shops, and transport links. The village itself is known for its beautiful countryside, offering a tranquil setting with attractive walks and scenic surroundings.

Local highlights include The Walnut Tree, a welcoming village pub and renowned vegetarian restaurant that attracts visitors from across the region. Everyday essentials are within easy reach thanks to a nearby petrol station with a Budgens shop, while the next village—just a five-minute drive away—provides a small shop open seven days a week along with a post office.

Overall, Thwaite offers a wonderfully quiet, pretty, and peaceful location, perfect for those seeking a relaxed village lifestyle with useful amenities close at hand.

### **Lounge**

15' 3" Max x 12' 11" ( 4.65m Max x 3.94m )

Window to front and rear aspect, open fire place, stair case, brick flooring.

### **Kitchen**

12' 11" x 9' ( 3.94m x 2.74m )

Window to front and side aspect, built in sink, water heater under the kitchen sink providing instant hot water, wooden base units, space for standard size white goods, brick flooring.

### **Bathroom**

Window to side aspect, w/c, wash basin, tiled walls, bath tub with an independent electric shower over top, heated towel rail, tiled flooring.

### **Landing**

Wooden flooring.

### **Bedroom 1**

15' 2" x 12' 11" ( 4.62m x 3.94m )

Window to front and rear aspect, wooden flooring.

### **Bedroom 2**

13' x 9' ( 3.96m x 2.74m )

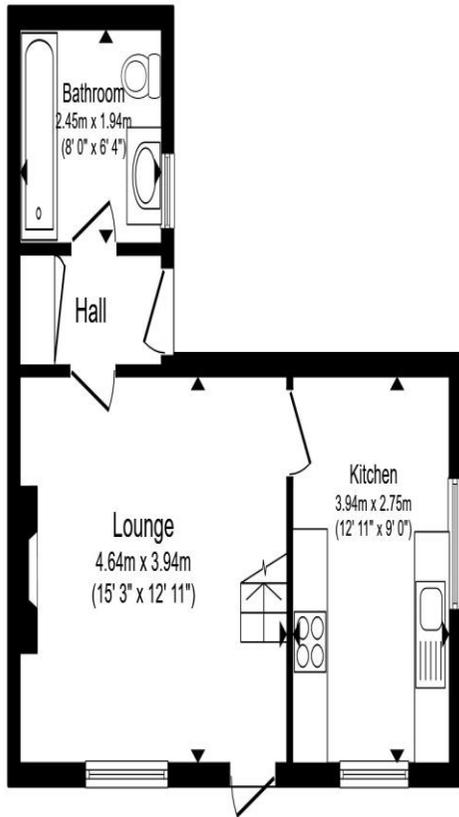
Window to side aspect, wooden flooring.

### **Rear Garden**

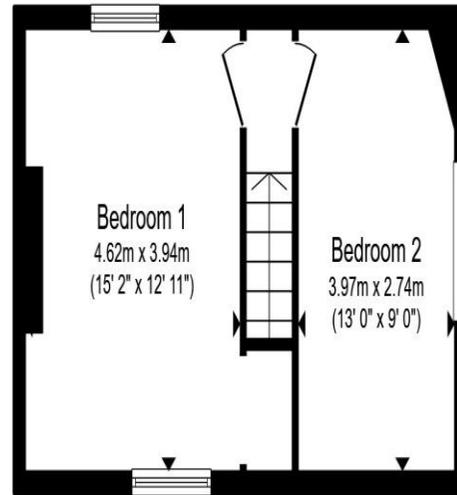
Summer house, mature garden, fenced for boundary, patio area, large turfed area, septic tank.

### **Parking**

On street parking.



**Ground Floor**



**First Floor**

Total floor area 63.4 m<sup>2</sup> (683 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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**Stone Cottage Wickham Road,  
Thwaite Eye**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- OFFERED WITH NO ONWARD CHAIN
- Charming two-bedroom cottage

Tenure: Freehold EPC Rating: G  
Council Tax Band: B

guide price

**£180,000**



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Property Ref:  
DSS111519 - 0003

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william h brown



**01379 644719**



Diss@williamhbrown.co.uk



1 Navire House Mere Street, DISS, Norfolk,  
IP22 4AG



**williamhbrown.co.uk**