



Kerrison Gardens Stoke Road, Thorndon - IP23 7JQ

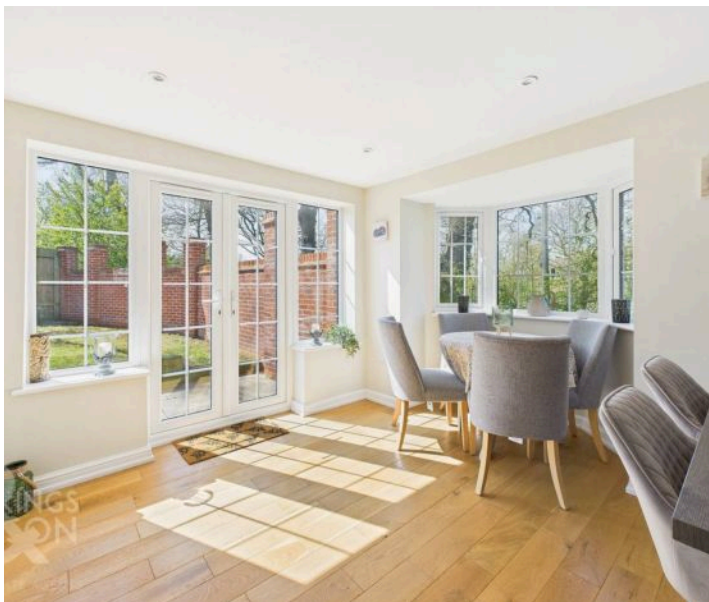




## Kerrison Gardens Stoke Road

Thorndon, Eye

NO CHAIN! Introducing this exceptional THREE BEDROOM DETACHED HOUSE, a newly built home boasting almost 1000 SQFT (stms) internally. Eager buyers will appreciate the opportunity to secure this property with the added benefit of 'No Chain!'. Step inside to discover a modern layout featuring an inviting OPEN PLAN KITCHEN/DINING ROOM and a separate sitting room offering versatile living spaces as well as the entrance hall and the W/C. The ground floor benefits from UNDERFLOOR AIR SOURCE HEATING. On the first floor there are THREE DOUBLE BEDROOMS, along with a family bathroom. Enhancing the appeal of this home is an enclosed, PRIVATE GARDEN at the rear providing a peaceful retreat, amplified by a sunken patio area and a raised lawn - perfect for relaxing or entertaining. Further complementing this property are TWO ALLOCATED PARKING SPACES. Heating is provided by an environmentally friendly air source central heating system with mains electricity and water also connected.



Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: B

- No Chain!
- Detached Newly Built Home
- Almost 1000 SQFT (stms) Internally
- Open Plan Kitchen/Diner
- Separate Sitting Room
- Three Double Bedrooms, Family Bathroom & W/C
- Enclosed, Private Garden & Two Allocated Parking Spaces
- Air Source Central Heating

Thorndon is a delightful village set in North Suffolk and enjoys excellent countryside walks. Eye being the closest historic town nearby which offers an assortment of local shops and businesses. The local schooling is highly thought of with Nursery to High School ages catered for. Services include health centre, butchers, bakers, deli, supermarkets and chemist amongst others. The market town of Diss (approximately 7 miles away) offers an extensive range of further amenities. Diss also benefits from a mainline rail service which runs between the City of Norwich and London's Liverpool Street Station.





## IN SUMMARY

**NO CHAIN!** Introducing this exceptional **THREE BEDROOM DETACHED HOUSE**, a newly built home boasting almost 1000 SQFT (stms) internally. Eager buyers will appreciate the opportunity to secure this property with the added benefit of 'No Chain!'. Step inside to discover a modern layout featuring an inviting **OPEN PLAN KITCHEN/DINING ROOM** and a separate sitting room offering versatile living spaces as well as the entrance hall and the W/C. The ground floor benefits from **UNDERFLOOR AIR SOURCE HEATING**. On the first floor there are **THREE DOUBLE BEDROOMS**, along with a family bathroom. Enhancing the appeal of this home is an enclosed, **PRIVATE GARDEN** at the rear providing a peaceful retreat, amplified by a sunken patio area and a raised lawn - perfect for relaxing or entertaining. Further complementing this property are **TWO ALLOCATED PARKING SPACES**. Heating is provided by an environmentally friendly air source central heating system with mains electricity and water also connected.

## SETTING THE SCENE

Approached via the small Kerrison Development, the house sits on its own with allocated parking bay adjacent to the front door for two vehicles off road tandem. The main entrance door is found to the front partially covered and there is a side gate from the driveway to the rear garden.

## THE GRAND TOUR

Entering via the main entrance door to the front there is a welcoming hallway with wood flooring and a storage cupboard. There is also the ground floor W/C and the stairs to the first floor with a further understairs cupboard. The main sitting room is found straight ahead with the same wood flooring and a dual aspect. The kitchen/dining room is found also to the rear of the house which is open plan providing a lovely bright and airy space. There is a bay to the side housing a perfect space for the table and chairs as well as double doors leading out to the rear garden.

The modern kitchen features a range of wall and base level units with solid worktops as well as electric oven and electric hob, integrated fridge/freezer, dishwasher and washing machine.

Heading up to the first floor landing there are three ample double bedrooms as well as a modern family bathroom with a separate bath and shower.

## FIND US

Postcode : IP23 7JQ

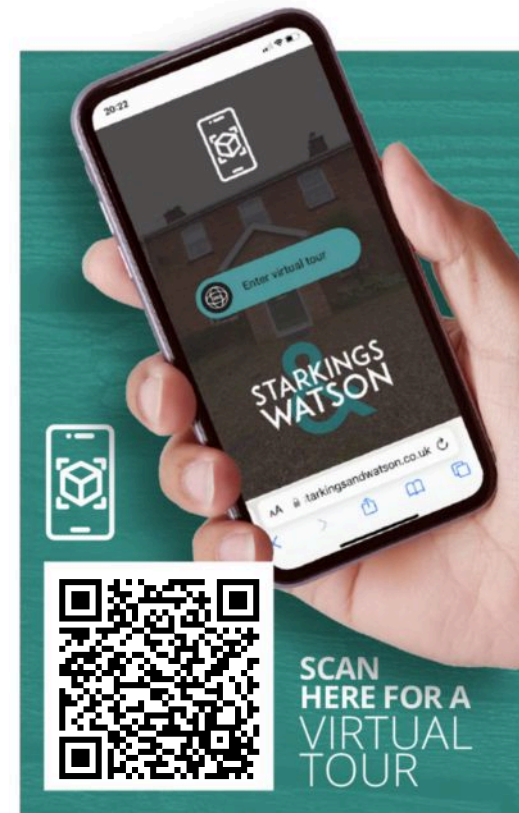
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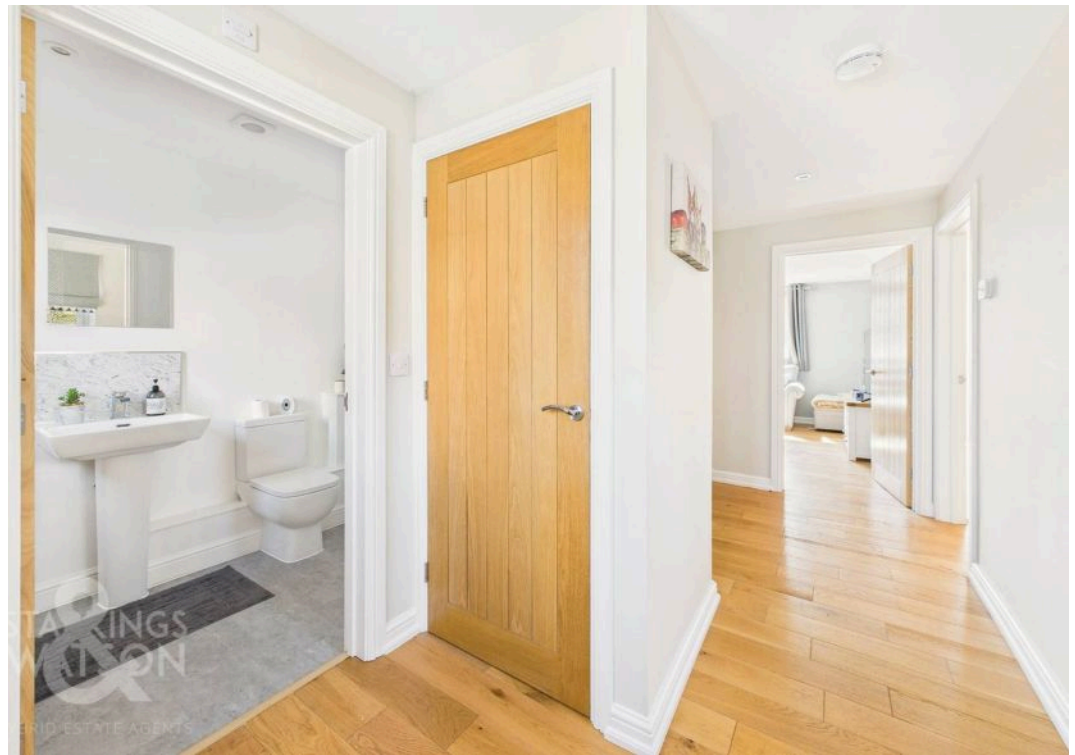
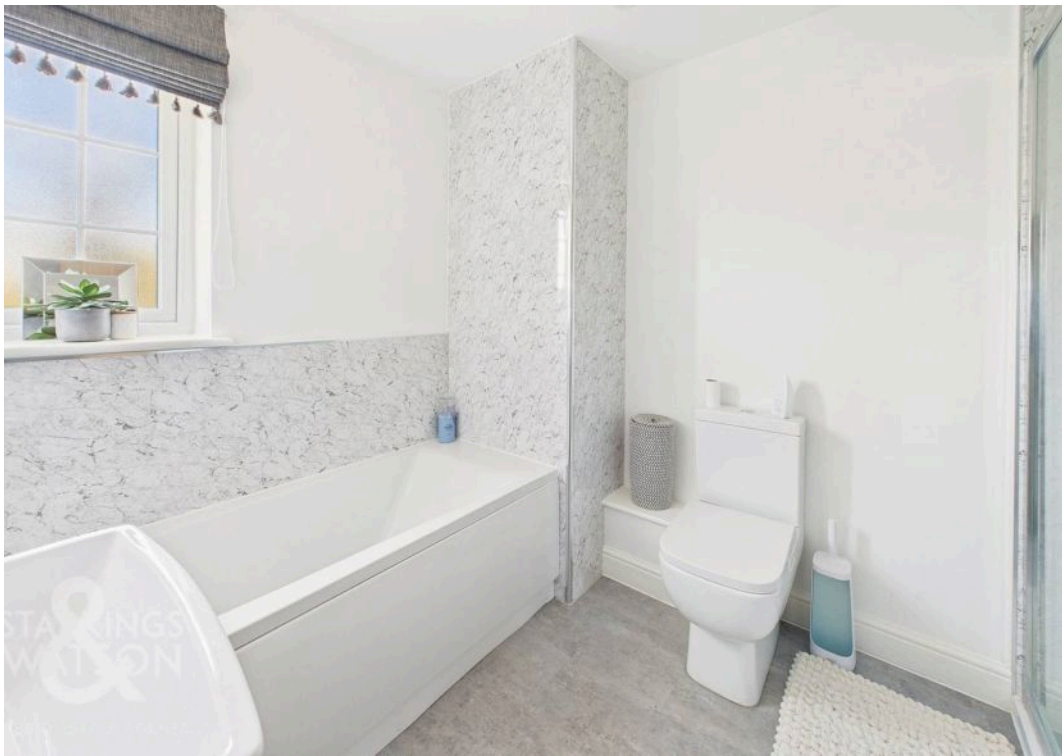
## VIRTUAL TOUR

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

## AGENTS NOTES

Buyers are advised there is a site communal charge in the region of £384PA for the upkeep of the communal areas the shared drainage pump.









## THE GREAT OUTDOORS

To the rear you will find a private and enclosed garden with sunken patio area and a raised lawn. The garden is enclosed with red brick wall and timber fencing with a gate to the side driveway.







**Approximate total area<sup>(1)</sup>**

967.36 ft<sup>2</sup>

89.87 m<sup>2</sup>

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





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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.