



Kerrison Gardens Stoke Road, Thorndon - IP23 7JQ



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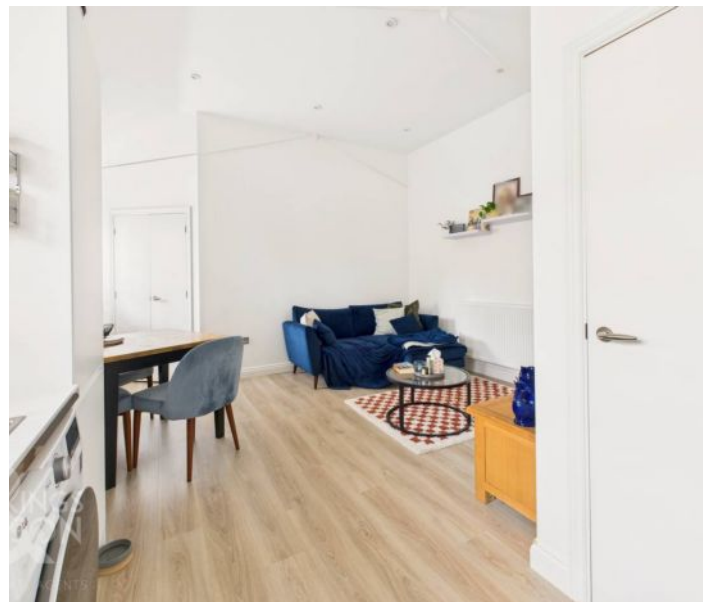
Thorndon, Eye

NO CHAIN. Having been RECENTLY CONVERTED in 2020 this property forms part of the sought after KERRISON GARDENS DEVELOPMENT within the much requested village of THORNDON. This FIRST FLOOR APARTMENT is BEAUTIFULLY PRESENTED, light and bright, and the spacious rooms are finished with a very modern touch. Internally the accommodation extends to approximately 700 Sq Ft (stms) and comprises its own private ground floor entrance hall with stairs leading up to the first floor, an inner hallway, OPEN PLAN SITTING/DINING ROOM with fitted integrated kitchen, main double bedroom measuring 14' and a further bedroom. The bathroom is very well fitted and offers underfloor heating. Externally you will find an ALLOCATED PARKING SPACE as well as very useful lockable STORAGE ROOM on the ground floor.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C



- No Chain!
- Modern First Floor Apartment
- Presented In Immaculate Order
- Open Plan Reception Space
- Two Generous Bedrooms
- Own Private Ground Floor Entrance
- Electric Air Source Heating
- Allocated Parking & Storage Room

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.



SETTING THE SCENE

The property is approached via the delightful shared courtyard approach to the front with pathway and planted borders leading to main entrance door.

THE GRAND TOUR

Entering the property through your own private hallway entrance on the ground floor, you will find a wide staircase flooded with light leading to the apartment on the first floor. The inner hallway leads to all rooms and the surprisingly generous accommodation. Firstly there is the open plan sitting/dining room with plenty of space for a dining table, sofa and chairs. There is a useful storage cupboard also as well as wood effect flooring. This room is open plan to the sleek and modern fitted kitchen with appliances in place.

The main bedroom has double aspect letting lots of light in and also has space for multiple wardrobes. The second bedroom also a good size double is currently used as a study. Finally you have the stylish and well fitted three piece family bathroom complete with underfloor heating - powered via the modern electric air source heating.

FIND US

Postcode : IP23 7JQ

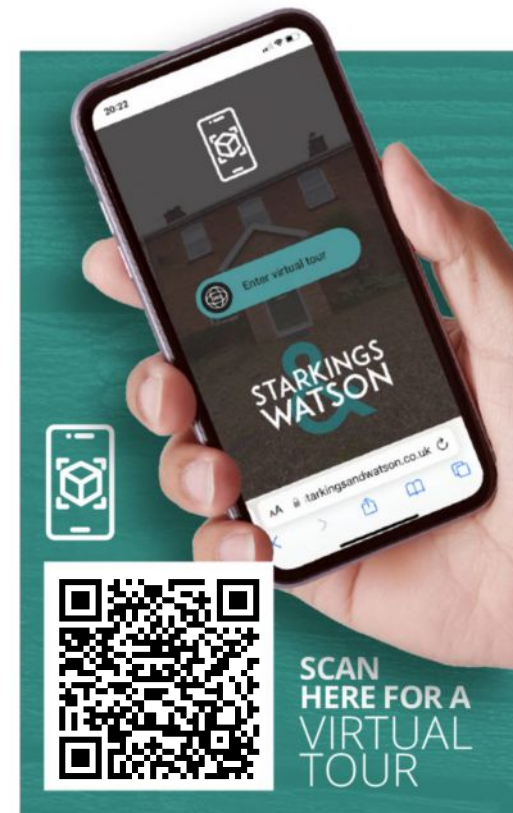
What3Words : ///clumped.crafts.trousers

VIRTUAL TOUR

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

AGENTS NOTES

The property is leasehold with approximately 995 years remaining. We have been informed there is a service charge and ground rent payable amounting to approximately £800 per annum combined. Exact costs of the service charge and ground rent would need to be confirmed.



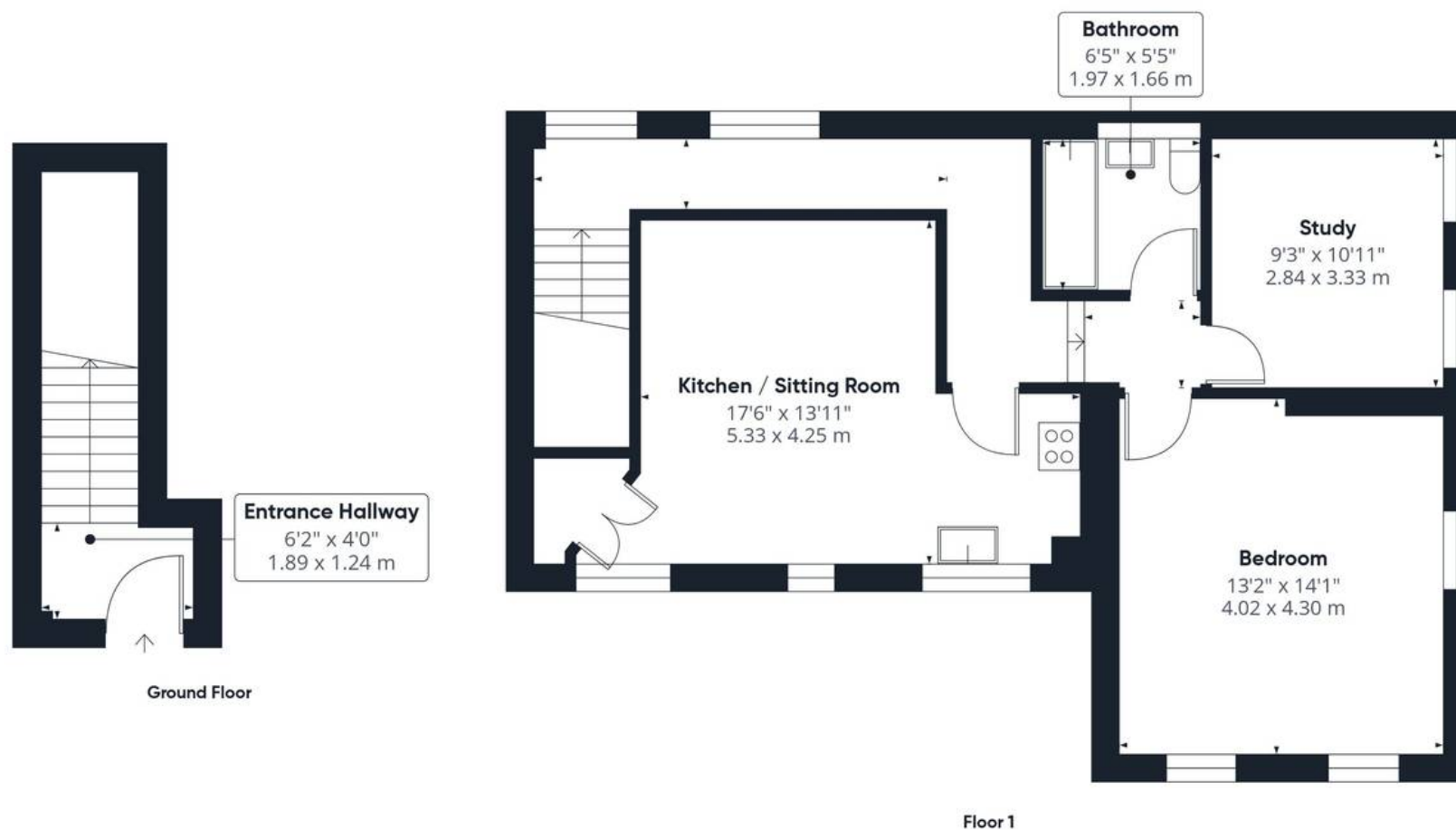




THE GREAT OUTDOORS

Externally, the property certainly benefits from the well kept communal gardens to the front as well as off road parking. A real plus point is the storage room located round the side of the building on the ground floor providing ample secure storage.





Approximate total area⁽¹⁾

739 ft²
68.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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.