



The Street, Thornham Magna - IP23 8HB



The Street

Thornham Magna, Eye

Entering the cottage via the main entrance door to the front you are greeted by a wonderfully welcoming period room with a plethora of features including, tiled flooring, exposed timber beams and an inglenook fireplace housing a woodburner. There is space for soft furnishings, space for a dining table and useful understairs storage with stairs to the first floor. Alcove storage can also be found with steps leading up to the kitchen at the rear of the cottage. The kitchen has been well designed making the most of the space available with a range of wall and base level units with wooden worktops over. There is integrated appliances to include eye level electric oven and microwave, induction hob and extractor fan and space for other various white goods. A door from the kitchen leads into the rear boot room with another door leading into the bathroom. The boot room provides useful storage for coats and shoes with access onto the rear garden. The family bathroom has been fully tiled offering a bath with shower over, w/c and hand wash basin, with attic space above.



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Period Mid Terrace Cottage
- Sought After Village Location
- Beautifully Presented & Renovated
- Main Sitting/Dining Room with Fireplace
- Integrated Kitchen & Family Bathroom
- Two Characterful Bedrooms & W/C
- Generous Rear Gardens With Array Of Outbuildings With Potential
- Ample Off Road Parking To The Rear

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.



SETTING THE SCENE

Approached via the Street in the heart of the sought after hamlet of Thornham Magna you will find a small gated front garden with a pathway leading to the main entrance door. Using the shared track to the rear you will find vehicular access to the private off road parking with space for multiple vehicles. The track is shared with the neighbouring houses in the row with access to the their gardens and parking.

THE GRAND TOUR

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Heading up to the first floor landing there are two bedrooms and a useful cloakroom off landing. Both bedrooms provide plenty of character features creating a cosy atmosphere, with the main bedroom having a walk in wardrobe. The cloakroom offers extra storage space, a w/c and a hand wash basin whilst attic space is also available via a hatch in the bedroom.

FIND US

Postcode : IP23 8HB

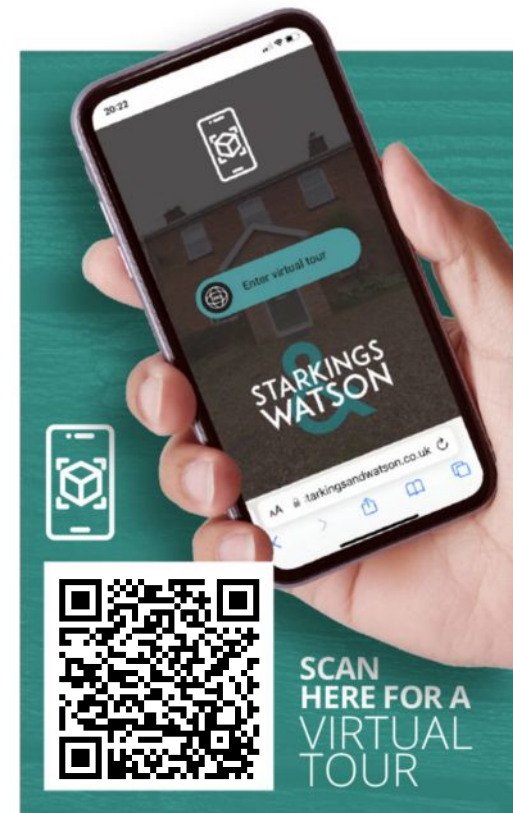
What3Words : ///newspaper.expel.outnumber

VIRTUAL TOUR

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

AGENTS NOTES

The cottage is not listed. The vendor has confirmed that the property benefits from mains water, electricity & private drainage shared by three cottages in the row. The EWS Clearwater treatment plant is situated in the rear garden of the neighbouring cottage. Access to the rear parking area is a private track with shared access with the neighbours.



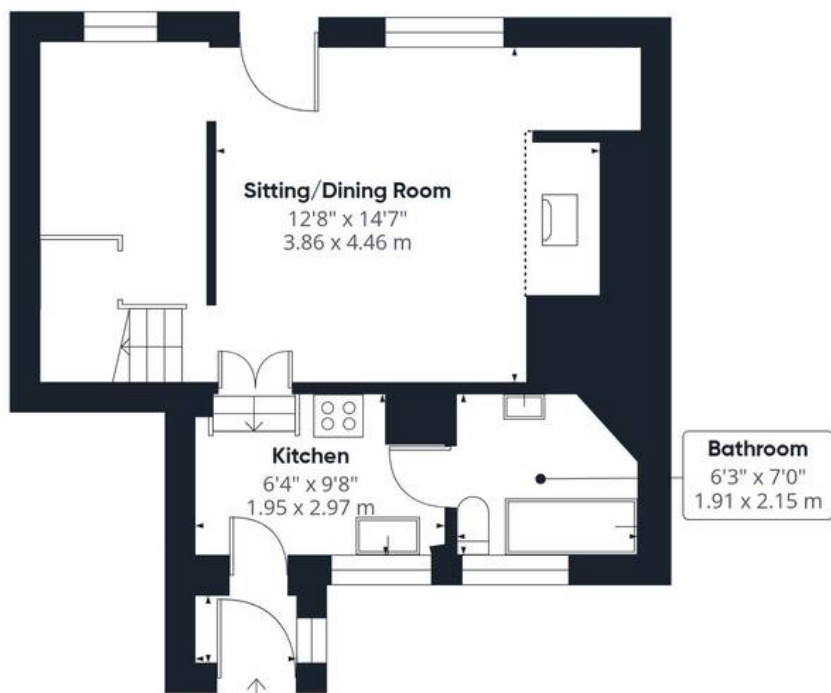




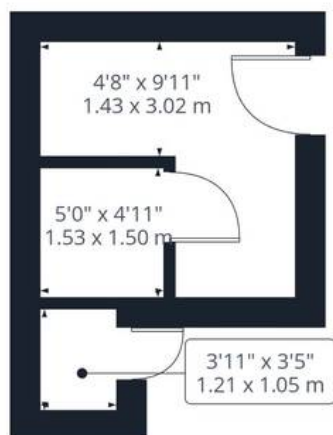
THE GREAT OUTDOORS

The generous rear garden provides plenty of space to be enjoyed all year round. You will find a sheltered and private paved terrace area leading from the rear of the cottage ideal for entertaining and dining whilst being bordered to one side by a planted bed. The oil fired boiler can also be found within this section of garden. The traditional brick built outhouse can be found with power and light connected with plenty of space for conversion (stp). The remaining garden accessed via a wrought iron gate is lawned with winding brick path leading to and from the gravel parking area to the very rear. Also found within the garden is a large timber workshop with power and light connected. This building is double skinned and insulated. There is also a bespoke summer house again double skinned and insulated, with power and light and windows overlooking the garden. The parking area can accommodate two cars side by side and beyond the garden is a very leafy and wooded backdrop providing a beautifully peaceful position away from the hustle and bustle.





Floor 1 Building 1



Ground Floor Building 1

Approximate total area⁽¹⁾

690 ft²
64 m²

Reduced headroom

16 ft²
1.5 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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.