



Thirsville The Street, Horham Eye IP21 5DX

welcome to

Thirville The Street, Horham Eye

This charming, individual detached cottage offers a wealth of character & period features situated in the pretty village of Horham and offers a lovely size country style kitchen/diner, UTILITY, lounge with WOODBURNER, master bedroom with en-suite and a detached GARAGE with off road parking.

Location

The Street is situated in the centre of Horham, a small village benefiting from a Post Office with shop, a village hall which caters a variety of events and St Mary's Church. The larger village of Stradbroke is under 2 miles away and offers further facilities including a primary school and high school, convenience store, bakery, butchers, hair dressers, library and sports centre with gym and swimming pool.

The property is located a 20 minute drive from the market town of Diss. Diss is a popular and thriving market town offering a full range of facilities, good links to major roads and mainline train station to Liverpool Street, London and Norwich. The town offers well regarded schooling through to six form level, a modern health centre along with various sporting and leisure amenities. The A140 provides access to Norwich and Ipswich, both around 25 miles away and the A143 links up to the A14 leading to Cambridge and the Midlands beyond. The historic town of Bury St Edmunds lies around 18 miles to the South West.

Accommodation

Entrance Hall

Front aspect double glazed window, side aspect door and wood effect vinyl flooring.

Kitchen / Diner

11' 10" x 13' 3" (3.61m x 4.04m)

Dual aspect double glazed windows. Fitted bespoke country style kitchen units with solid wooden work surfaces, butler sink with filter tap, tiled splash back, built in storage cupboard, tiled flooring, exposed beams, radiator, spaces for under counter fridge and Range style cooker. Open archway into the lounge and door to;

Utility Room

7' 3" x 11' 8" (2.21m x 3.56m)

Front aspect double glazed window, side aspect stable door, telephone point, fitted bespoke wall units, solid wooden work surface, tiled splash back, stainless steel sink, radiator, plumbing for washing machine and dishwasher, space for full height fridge/freezer. Door to;

Shower Room

Side aspect double glazed window, vaulted ceiling with velux window in the roof, wc, wash hand basin in vanity unit, shower cubicle with fully plumbed shower and vertical radiator.

Lounge

15' 8" x 12' 11" (4.78m x 3.94m)

Side aspect circular double glazed window and french doors leading out into the rear garden, inglenook fireplace with inset woodburner, exposed beams, radiator, carpet, telephone point, understairs storage with shelving in recess and stairs to first floor.





Landing

Carpet, loft hatch and doors to;

Bedroom One

17' 4" Into Recess x 13' 1" (5.28m Into Recess x 3.99m)
Dual aspect double glazed windows, carpet, two radiators, fitted shelving, over stairs storage, exposed beams, fitted wardrobes and door to;

En-Suite

Side aspect double glazed window, WC, pedestal hand wash basin, heated towel rail and tile effect flooring.

Bedroom Two

10' 3" x 13' 1" Into Recess (3.12m x 3.99m Into Recess)
Dual aspect double glazed windows, radiator, large storage area into the eaves and carpet.

Outside

The property is accessed via a shingled driveway leading up to the front door and garage offering parking for multiple vehicles. There is a pathway leading round the property giving access to the bin stores and leads onto the garden which is made up of lawned area, shingle seating area perfect for al fresco dining and bordered by well stocked flower beds and a herb garden to one side.

Detached Garage

9' 4" x 17' 3" (2.84m x 5.26m)

Up and over door, power and lighting, side door to separate room/office to rear of garage.

Services

Mains Electricity

Mains Water

Mains Drainage

Oil Fired Central Heating

Council Tax Band: C



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welcome to

Thirsville The Street, Horham Eye

- Individual Detached Cottage
- Bespoke Country Style Kitchen
- Lounge With A Woodburner
- Utility Room And Shower Room
- Two Double Bedrooms
- Enclosed Rear Garden
- Detached Garage With Off Road Parking
- Benefits From Oil Fired Central Heating

Tenure: Freehold EPC Rating: D

£350,000



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.focalagent.com

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Property Ref:
DSS110344 - 0004

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