



**Field Cottage The Street, Thorndon Eye IP23 7JR**



**welcome to**

## **Field Cottage The Street, Thorndon Eye**

A beautifully presented detached family home situated in picturesque village of Thorndon. Offers spacious accommodation throughout with light & airy lounge overlooking the rear garden, kitchen with utility & laundry room, two further reception rooms, master with en-suite & three further bedrooms.

### **Location**

The welcoming and quaint village of Thorndon is set within beautiful rolling countryside with big Suffolk skies, and where you will find tranquillity in abundance. Criss-crossed by numerous bridleways and woodlands, the area is perfect for country fresh air and restorative walks. You'll be away from the bustles of the town and country life, but within easy reach of all you need to live comfortably.

In the heart of Thorndon you will find the popular Black Horse pub, a community shop which is open 7 days a week, a local primary school, mobile post office and village hall which hosts regular private and community events. The magnificent 13th Century All Saints Church is listed as a Grade II building and displays impressive carvings on the front of grinning Lions and Angels, crafted locally in the town of Occold.

Situated just 3 miles south of Eye and 5 miles north of Debenham, Thorndon is effortlessly accessible from the A140 and well placed to visit Norwich with medieval streets and extensive shopping, Bury St Edmunds, an elegant Georgian Town with attractive Abbey Gardens, Diss, an historic market town with old courtyards and winding streets and Ipswich, with its must visit waterfront and marina.

### **Accommodation**

#### **Entrance Hall**

Front aspect wooden door, side aspect double glazed window and roof window, vaulted ceiling with exposed wood, recessed spot lights, tiled flooring, radiator, tv point and stairs leading to the first floor. Doors to;

#### **Lounge**

12' 8" Into Recess x 19' 10" ( 3.86m Into Recess x 6.05m )  
Dual aspect double glazed windows, rear aspect double glazed french doors leading out onto the patio area, radiator, exposed brick fire place with a wooden mantle piece and tiled hearth housing a wood burning stove, tv and telephone points. Door leading to;

#### **Dining Room**

Irregular Shaped Room 12' 8" x 10' 4" ( 3.86m x 3.15m)  
Rear aspect double glazed french doors leading out on the patio area, under stairs storage cupboard, fitted wall and base unit, radiator, tv point and wooden effect laminate flooring. Large open arch way leading into the;

#### **Kitchen**

12' 4" x 9' ( 3.76m x 2.74m )  
Dual aspect double glazed windows and door leading into utility room. Fitted kitchen with wall and base units, tiled splash back, work surfaces, stainless steel sink and drainer, one and a half bowls, wooden effect laminate flooring, integrated appliances including electric oven with extractor fan and dishwasher.

#### **Utility Room**

10' 4" Into Recess x 8' 9" ( 3.15m Into Recess x 2.67m )  
Rear aspect double glazed window and door leading out into the garden. Fitted wall and base units, inset stainless steel circular sink, tiled splash back, work surfaces, space for washing machine and wooden effect laminate flooring. Door to;

#### **Study**

8' 5" x 10' 11" ( 2.57m x 3.33m )  
Front aspect double glazed window, radiator, wooden effect laminate flooring and door to;





### **Laundry Room**

3' 9" x 6' ( 1.14m x 1.83m )

Rear aspect double glazed window, wooden effect laminate flooring, work surfaces, fitted base unit and space for tumble dryer.

### **Cloakroom**

Front aspect double glazed window, low level flush wc, part tiled walls, heated towel rail, wooden effect laminate flooring and wall mounted wash hand basin.

### **Landing**

Rear aspect double glazed roof window, built in airing and storage cupboards, carpet, loft hatch, radiator and doors to;

### **Bedroom One**

12' 8" x 11' 4" Into Recess ( 3.86m x 3.45m Into Recess )

Dual aspect double glazed windows, radiator, carpet and door to;

### **En-Suite**

Rear aspect double glazed roof window, low level flush wc and wash hand basin in vanity units with add storage cupboards, fully tiled shower cubicle with fully plumbed shower, heated towel rail, recessed spot lights, extractor fan and fully tiled walls.

### **Bedroom Two**

12' 8" x 11' 6" Into Recess ( 3.86m x 3.51m Into Recess )

Front aspect double glazed window, radiator and carpet.

### **Bedroom Three**

9' 4" x 6' 1" Plus Recess Of The Wardrobe ( 2.84m x 1.85m Plus Recess Of The Wardrobe )

Rear aspect double glazed roof window, radiator, carpet and large built in double wardrobe with glass sliding doors.

### **Bathroom**

Rear aspect double glazed roof window, wash hand basin, low level flush wc, radiator, part tiled walls, recessed spot lights, extractor fan, panelled bath with glass shower screen, mixer taps and shower attachment.

### **Bedroom Four**

9' 5" x 7' Into Recess ( 2.87m x 2.13m Into Recess )

Front aspect double glazed roof window, radiator, over the stairs storage cupboard and laminate flooring.

### **Outside**

To the front of the property is a shingle driveway providing off road parking for multiple vehicles, mature planted trees, hedges and flowers, laid to lawn area leading round to the rear of the property.

To the rear of the property is a paved patio area making this a great spot to relax and dine in throughout the summer months, a laid to lawn wrap around garden with various mature planted hedges and flowers, garden shed and oil tank.

### **Services**

Mains Electricity  
Mains Water  
Mains Drainage  
Oil Fired Central Heating

### **Council Tax Band: E**



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- Well Presented Detached Family Home
- Benefits From A Wealth Of Accommodation Throughout
- Spacious Kitchen With A Separate Utility And Laundry Room
- Two Large Reception Rooms And Study
- Master Bedroom With En-Suite
- Three Further Bedrooms And Family Bathroom
- Enclosed Wrap Around Garden With A Patio Area
- Shingled Driveway Providing Off Road Parking For Multiple Vehicles

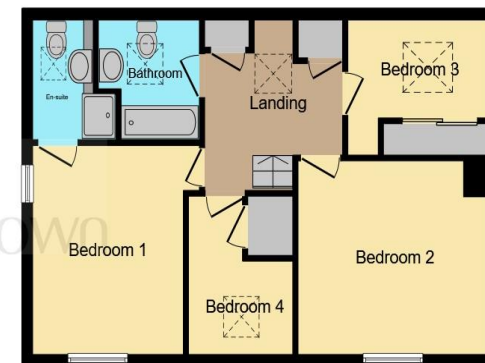
Tenure: Freehold EPC Rating: D

offers in excess of

**£435,000**



Ground Floor



First Floor

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](http://www.focalagent.com)

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