



**Stoke Road, Thorndon Eye IP23 7JQ**

**welcome to**

## **Stoke Road, Thorndon Eye**

A well presented semi-detached family home situated in the sought after village of Thorndon. The property boasts from a spacious lounge overlooking the garden, modern kitchen with integrated appliances, three decent sized bedrooms, bathroom and allocated parking.

### **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 door and double glazed window, radiator, laminate flooring, airing cupboard, stairs leading to the first floor and doors to;

#### **Lounge/Diner**

15' 4" x 14' Into Recess ( 4.67m x 4.27m Into Recess )  
Front aspect double glazed window and french doors leading out into the garden, laminate flooring, under the stairs storage cupboard, radiator, recessed spot lights, tv and telephone points.

#### **Kitchen**

6' 9" x 14' 7" Into Recess ( 2.06m x 4.45m Into Recess )  
Two side aspect double glazed windows. Fitted kitchen with wall and base units, stainless steel sink and drainer, tiled splash back, work surfaces, recessed spot lights, laminate flooring, space for washing machine, integrated appliances including fridge/freezer, brand new dishwasher, oven and hob with extractor fan.

#### **Cloakroom**

Low level flush wc, wash hand basin in vanity unit, radiator and laminate flooring.





### **Landing**

Vaulted ceilings, carpet, radiator, loft hatch and doors to;

### **Bedroom One**

18' 8" Into Recess x 8' 8" ( 5.69m Into Recess x 2.64m )  
Two side aspect double glazed windows, vaulted ceiling, radiator and carpet.

### **Bedroom Two**

8' 10" x 8' 10" ( 2.69m x 2.69m )  
Front aspect double glazed window, radiator and carpet.

### **Bedroom Three**

7' 11" x 8' 9" ( 2.41m x 2.67m )  
Front aspect double glazed window, radiator and carpet.

### **Bathroom**

Low level flush wc, wash hand basin, panelled bath with glass shower screen and fully plumbed shower over, part tiled walls, electric heated towel rail and tiled flooring with under floor heating.

### **Outside**

The garden benefits from an astro turfed area, mature planted flower beds, shingled patio area making this a great spot to relax and dine in throughout the summer months, enclosed via brick garden wall with gated access.

### **Services**

Mains Electricity  
Mains Drainage  
Mains Water  
Air Source Heating

**Council Tax Band: C**



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welcome to

## Stoke Road, Thorndon Eye

- Well Presented Semi Detached House
- Modern Kitchen With Integrated Appliances
- Ground Floor Cloakroom
- Three Decent Sized Bedrooms
- Family Bathroom
- Enclosed Low Maintenance Garden
- Allocated Parking Space
- Benefits From Air Source Heating

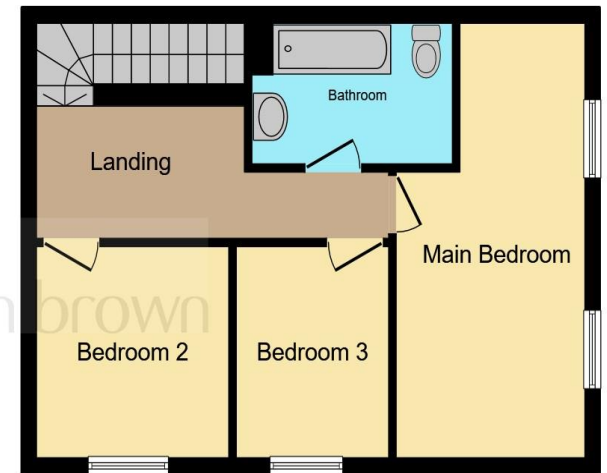
Tenure: Freehold EPC Rating: D

offers over

**£250,000**



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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Property Ref:  
DSS110592 - 0003

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