



**Church Farm Close, Horham Eye IP21 5EW**



**welcome to**

## **Church Farm Close, Horham Eye**

Situated in the popular and picturesque village of Horham is this three bedroom detached family home. Benefiting from a kitchen/diner with integrated appliances, spacious lounge with wood burner, sun room, master with en-suite, two further bedrooms and ample off road parking with a garage.

### **Location**

Church Farm Close 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.

### **Entrance Hall**

Front aspect double glazed window and door. Laminate flooring, radiator and access to;

### **Kitchen**

18' 9" x 9' 4" ( 5.71m x 2.84m )

Two front aspect double glazed windows and french doors leading into the lounge. Fitted kitchen with wall and base units, work surfaces, ceramic sink and drainer, laminate flooring, radiator, heated towel rail, recessed spot lights, space for American style fridge/freezer, integrated appliances including ceramic hob with extractor hood, slim line dishwasher, eye level oven and microwave.

### **Utility Room**

Rear aspect double glazed window, work surfaces, floor mounted boiler, laminate flooring and plumbing for washing machine.

### **Lounge**

18' 9" x 13' 6" ( 5.71m x 4.11m )

Rear aspect double glazed french doors leading into the sun room. Fireplace housing a wood burning stove, carpet, radiator, tv and telephone points.

### **Sun Room**

12' 8" x 15' 9" ( 3.86m x 4.80m )

Dual aspect double glazed windows, side aspect double glazed french doors leading out into the garden, laminate flooring, radiator and recessed spot lights.

### **Hallway**

Rear aspect double glazed window, airing cupboard, radiator, stairs leading to the first floor and doors to;

### **Bedroom Two**

14' 1" Into Recess x 13' 5" ( 4.29m Into Recess x 4.09m )

Rear aspect double glazed window, two double built in wardrobes, radiator and carpet.

### **Bedroom Three/ Study**

8' 7" x 10' 5" ( 2.62m x 3.17m )

Front aspect double glazed window, radiator and carpet.





### **Bathroom**

Front aspect double glazed window. Bath with glass screen and fully plumbed shower over, low level flush wc hand wash basin in vanity units, wall mounted unit, part tiled walls and extractor fan.

### **First Floor Landing**

Storage cupboard, carpet, access to the Attic store room and;

### **Bedroom One**

18' 8" x 13' 2" Into Recess ( 5.69m x 4.01m Into Recess )  
Rear aspect double glazed window, built in wardrobe with sliding doors, carpet and radiator.  
Door to;

### **En-Suite**

Shower cubicle with fully plumbed shower, low level flush wc and hand wash basin in vanity units, fully tiled walls, extractor fan and heated towel rail.

### **Outside**

To the front of the property is a large brick weaved and shingle driveway providing ample off road parking for multiple vehicles with access to the garage and additional parking to the side of the property.

The garden is mainly laid to lawn with mature planted flower borders, paved patio area from the sun room making this a great spot to relax and dine in throughout the summer months, shingle area providing additional parking, outside tap, enclosed via fencing, access to the garden shed and fully insulated timber workshop.

### **Garage**

16' 5" x 10' 9" ( 5.00m x 3.28m )  
Electric up and over door, rear aspect window, electric and loft hatch.

### **Services**

Mains Electricity  
Mains Drainage  
Mains Water  
Oil Fired Central Heating

### **Council Tax Band: D**



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## Church Farm Close, Horham Eye

- Detached Family Home Situated In A Popular Village
- Kitchen/ Diner With Integrated Appliances
- Spacious Lounge With A Wood Burner And Sun Room
- Two Ground Floor Bedrooms And Family Bathroom
- Master Bedroom With Fitted Wardrobes And En-Suite
- Enclosed Rear Garden With A Workshop
- Garage With Ample Off Road Parking
- Benefits From Oil Fired Central Heating

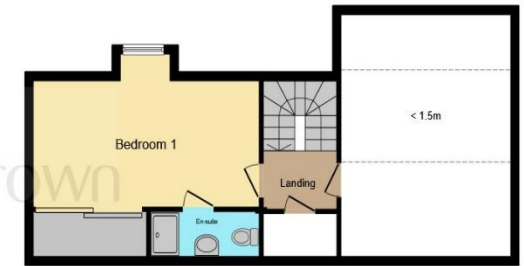
Tenure: Freehold EPC Rating: D

offers in excess of

**£440,000**



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:  
DSS110104 - 0003

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 william h brown



**01379 644719**



[Diss@williamhbrown.co.uk](mailto:Diss@williamhbrown.co.uk)



1 Navire House Mere Street, DISS, Norfolk,  
IP22 4AG



[williamhbrown.co.uk](http://williamhbrown.co.uk)