



Thorolds The Street, Earl Soham Woodbridge IP13 7SA



welcome to

Thorolds The Street, Earl Soham Woodbridge

****OFFERED WITH NO ONWARD CHAIN**** A charming character property located in the quaint village of Earl Soham situated four miles to the west of the historic market town of Framlingham. The property benefits from a spacious kitchen/diner, lounge, two double bedrooms and courtyard garden.

Location

This thriving village, which is situated centrally within Suffolk, has a good local community and provides a wide range of local facilities including the local butcher and delicatessen, together with business centre for small businesses. There is a primary school and a pre-school playgroup, tennis and bowls clubs as well as active cubs/scouts groups. The well renowned Victoria Public House serves beer brewed in the Earl Soham brewery.

The historic market town of Framlingham (4 miles to the east), Debenham (4 miles to the west), and Woodbridge (13 miles to the south) provide a wide range of local shopping, commercial and recreational facilities, together with excellent schools in both the private and state sectors. The village lies within a designated conservation area and is surrounded by the picturesque countryside of the Deben Valley.

The county town of Ipswich lies some 14 miles to the south and provides regular main line rail services to London's Liverpool Street Station taking just over one hour. The A14 is accessible some 12 miles to the west and provides a dual carriageway link to Cambridge and the Midlands, as well as to London (via the A12).

Accommodation

Kitchen/ Diner

23' x 17' 4" Max (7.01m x 5.28m Max)
L - Shaped Room

The dining room area benefits from front aspect double glazed windows and french doors, wooden effect laminate flooring, recessed spot lights, exposed beams, vertical radiator and stairs leading to the first floor.

The kitchen area benefits from two velux windows and side aspect double glazed bi-folding doors leading out into the garden. Fitted wall and base units, under unit lighting, inset sink and drainer, work surfaces, tiled splash back, integrated appliances including dishwasher and cooker with ceramic hob and extractor fan. Recessed spot lights, exposed beams and wooden effect laminate flooring.

Lounge

13' 2" x 12' 6" Max (4.01m x 3.81m Max)
Dual aspect double glazed windows, exposed beams, carpet, recessed spot lights, fireplace, radiator, tv and telephone points.





Landing

Side aspect double glazed window with shutters, loft access, carpet and doors to;

Bedroom One

13' 6" x 9' 11" (4.11m x 3.02m)
Dual aspect double glazed windows with shutters, exposed beams, radiator and carpet.

Bedroom Two

13' 6" x 10' 3" (4.11m x 3.12m)
Dual aspect double glazed windows with shutters, exposed beams, radiator and carpet.

Bathroom

Rear aspect double glazed window, panelled bath with shower above, low level flush wc, wash hand basin with tiled splash back, part tiled walls and tiled flooring.

Outside

The rear garden benefits from a paved and shingle patio areas making these both great spots to relax and dine in throughout the summer months, mature planted hedging and flowers, enclosed via fencing with gated access.

Services

Mains Electricity
Mains Water
Mains Drainage
Oil Fired Central Heating

Council Tax Band: C



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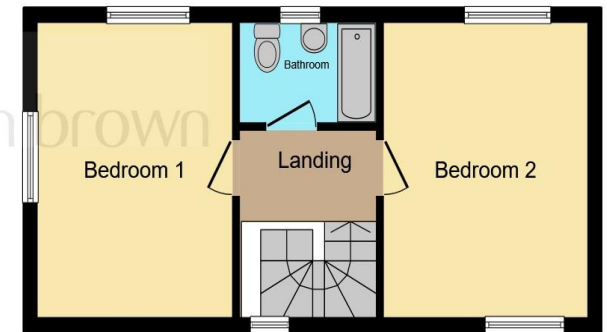
- Characterful Cottage Situated Within A Quaint Village
- Spacious Kitchen/Diner
- Large Rear Aspect Lounge
- Two Double Bedrooms
- Family Bathroom
- Enclosed Courtyard Garden
- Off Road Parking For Two Vehicles
- Offered With No Onward Chain

Tenure: Freehold EPC Rating: E

£350,000



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

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Property Ref:
FLH105128 - 0002

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