



Thwaite Road,
Thorndon IP23 7JJ

£365,000 Freehold

MaxwellBrown

Independent Property Agents

Situated in a pleasant edge of village location overlooking fields to the rear this well presented detached bungalow offers spacious modern accommodation including Hall large lounge/diner, kitchen, utility room, conservatory, 2 large bedrooms, bathroom, and integral garage. The property has oil central heating, double glazing, off road parking for several cars and large mature gardens. Thorndon is situated just 3 miles south of the picturesque small town of Eye with a good range of amenities and 9 miles from the South Norfolk town of Diss with a wide range of amenities including main line rail station linking to Norwich and London Liverpool Street.



Panelled door and glass screen panel to :

Entrance Hall: Coving, access to loft, two radiators, cloaks cupboard and airing cupboard with slatted shelves, doors to:

Bathroom: Fitted with Cream Suite comprising corner bath with shower mixer tap, corner shower cubicle with Mira shower & sliding glass screen, vanity unit with cupboards below, inset wash basin and low flushing WC, fully tiled walls, vinyl flooring, radiator, coving. Window and porthole to front. Extractor fan and shaver socket/light.

Bedroom 2: radiator, sealed unit double glazed window to front, coving, built in oak effect wardrobes with range of matching units including drawers, overhead unit and 2 bedside tables.

Garage: Up and over door to front, power and light, Worcester oil fired boiler supplying hot water and central heating, hot water tank with immersion heater,

Bedroom 1: Radiator, TV point, sealed unit double glazed window to rear giving views over the rear garden and countryside, coving, range of built-in matching wardrobes and units including top cupboards and bedside tables.

Kitchen: Fitted with a range of white wood grain base and eye level units under stone effect worktops comprising 1 1/2 bowl inset stainless steel sink unit, Whirlpool oven, Zanussi Hob, sealed unit double glazed window to rear with views over countryside and garden, coving, extractor, vinyl floor, stable UPVC door to rear. Stone arch to living room. Door to;

Utility Room: built-in shelved pantry, single drainer stainless steel sink unit, vinyl floor, sealed unit double glazed window to rear, door to:

Cloak room: Fitted grey suite comprising low level WC, corner wash hand basin, sealed unit double glazed window to rear, vinyl floor. Radiator.

Lounge/Diner: Sealed unit double glazed bay window to front, window to side, sliding patio doors to rear, views over countryside, wall and pendant lights, door to hall, feature stone open fireplace with stone surround, TV point. French doors to:

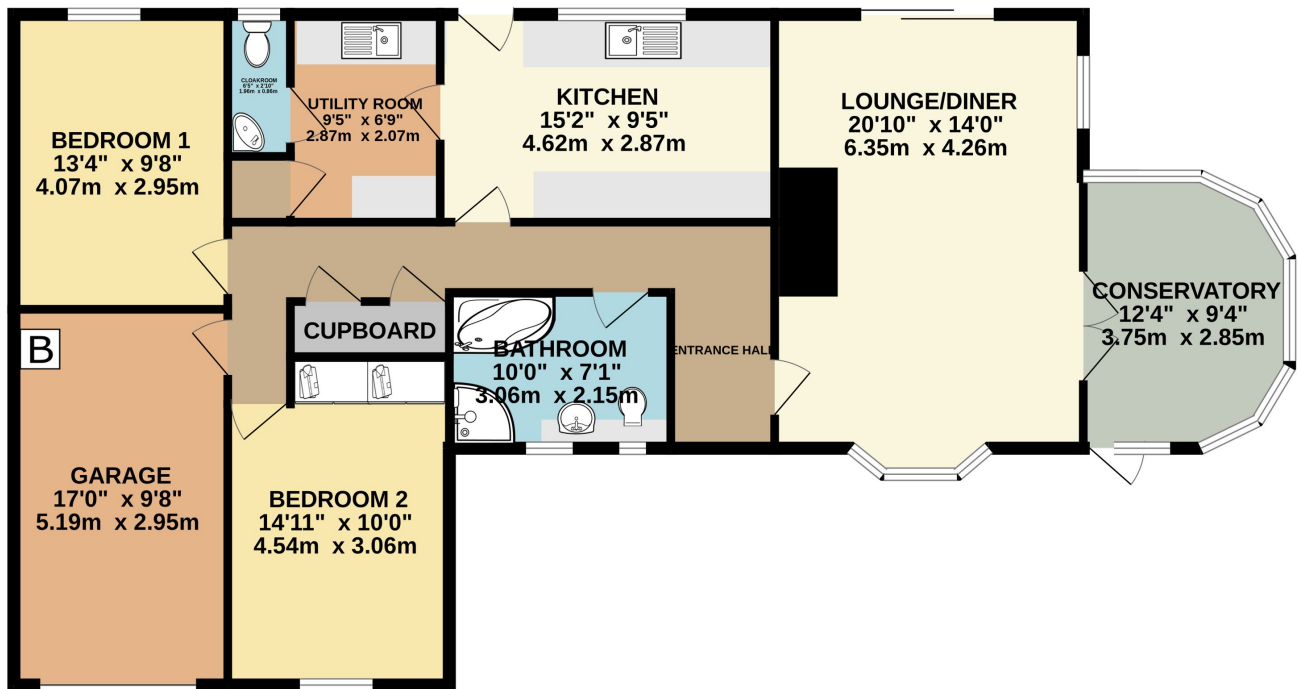
Garden room: UPVC door to front, UPVC double glazed construction on all sides on dwarf brick wall base. Radiator, ceramic floor.

Outside: The property stands on a plot extending to approximately 0.11 acres. To the front of the property tarmac driveway and turning area with parking for up to 4 cars leading to the single garage. The garden area is lawned with mature flowerbeds, paved pathways and a mature Oak tree with a tree preservation order. Side pedestrian access both sides leads to the large rear garden approximately 21m by 18m deep laid mainly to lawn with block paved patio, corrugated storage shed. The garden is enclosed by mature Beech hedging and close board fencing. Base for greenhouse and separate storage area housing oil tank.



GROUND FLOOR

1258 sq.ft. (116.9 sq.m.) approx.



TOTAL FLOOR AREA : 1258 sq.ft. (116.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Services:

We understand from the vendors that all main services are connected to the property.

Broadband: Maximum available download availability:

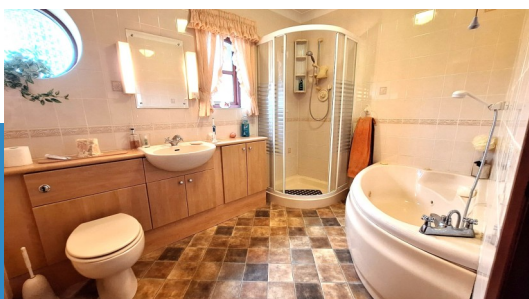
Standard 15Mbps

Superfast 35Mbps

Networks in your area –Openreach

Information source: Ofcom.org.uk

Council tax: Band D. Mid Suffolk District Council





IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

