



Kerrison Gardens Stoke Road, Thorndon - IP23 7JQ

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Kerrison Gardens Stoke Road

Thorndon, Eye

Located within the SOUGHT AFTER VILLAGE of Thorndon near EYE with GREAT ACCESS to surrounding road networks you will find this IMMACULATELY PRESENTED MID-TERRACE HOME. Once inside you will find a SPACIOUS HALLWAY which leads to a CLOAKROOM and an OPEN PLAN LIVING/DINING area which is perfect for entertaining and relaxing. The vendor has also UPGRADED the kitchen in recent months. Upstairs you will find TWO GENEROUS BEDROOMS and a WELL FITTED FAMILY BATHROOM. Externally and leading from the FRENCH DOORS in the kitchen you will find an ENCLOSED, LANDSCAPED LOW MAINTENANCE GARDEN. TWO ALLOCATED PARKING spaces can be found near the entrance to the development with the property also benefiting from AIR SOURCE CENTRAL HEATING and uPVC DOUBLE GLAZING.



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Mid-Terraced Home
- Open Plan Kitchen/Sitting Room
- Hall Entrance with W.C
- Country Style Kitchen with Island
- Two Spacious Double Bedrooms
- Generous Family Bathroom
- Allocated Parking
- Low Maintenance Garden

Thorndon is a delightful village set in North Suffolk and enjoys excellent countryside walks. Eye being the closest historic town nearby which offers an assortment of local shops and businesses. The local schooling is highly thought of with Nursery to High School ages catered for. Services include health centre, butchers, bakers, deli, supermarkets and chemist amongst others. The market town of Diss (approximately 7 miles away) offers an extensive range of further amenities. Diss also benefits from a mainline rail service which runs between the City of Norwich and London's Liverpool Street Station.



SETTING THE SCENE

As you enter the development, the parking is located to the left, with access to the main entrance door.

THE GRAND TOUR

Stepping inside, the hall entrance is finished with wood effect flooring, whilst stairs to first floor landing. Doors lead to the ground floor W.C - complete with a two piece suite comprising a low level W.C, hand wash basin set within vanity unit, and wood effect flooring. The main living space is open plan, with wood effect flooring, and open plan to the kitchen/dining area, fitted with a range of wall and base level units with square edged work surfaces and inset sink and drainer unit with mixer tap, tiled splash backs, central island, space for 'Range Style' electric or gas cooker, induction hob, integrated full height fridge, wood effect flooring, and uPVC double glazed French doors to rear.

Upstairs, both bedrooms are finished with fitted carpet and sash windows, served by the four piece family bathroom, comprising a low level W.C, hand wash basin set within vanity unit and mixer tap over, panelled bath with mixer tap, thermostatically controlled shower and glazed shower screen, shower cubicle with twin head thermostatically controlled rainfall shower and glazed shower screen, tiled splash backs, extractor fan, tiled flooring, and vertical radiator.

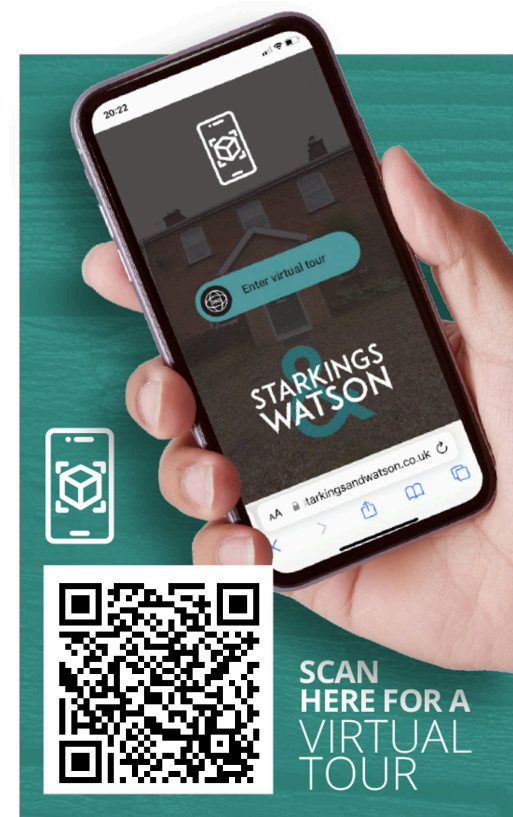
FIND US

Postcode : IP23 7JQ

What3Words : ///police.pines.playfully

AGENTS NOTES

The property is heated via an electric air source heat pump. There is a flying freehold on the first floor with part of the first floor of the property being above a store room on the ground floor owned by adjoining apartments.

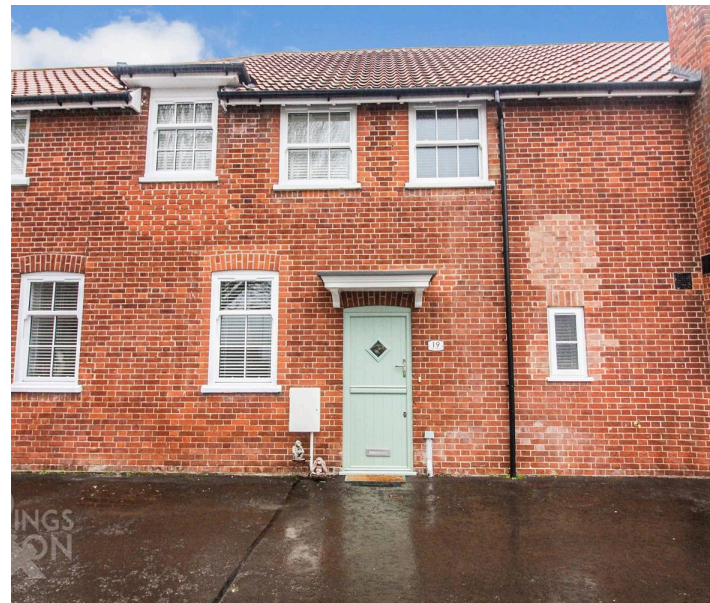


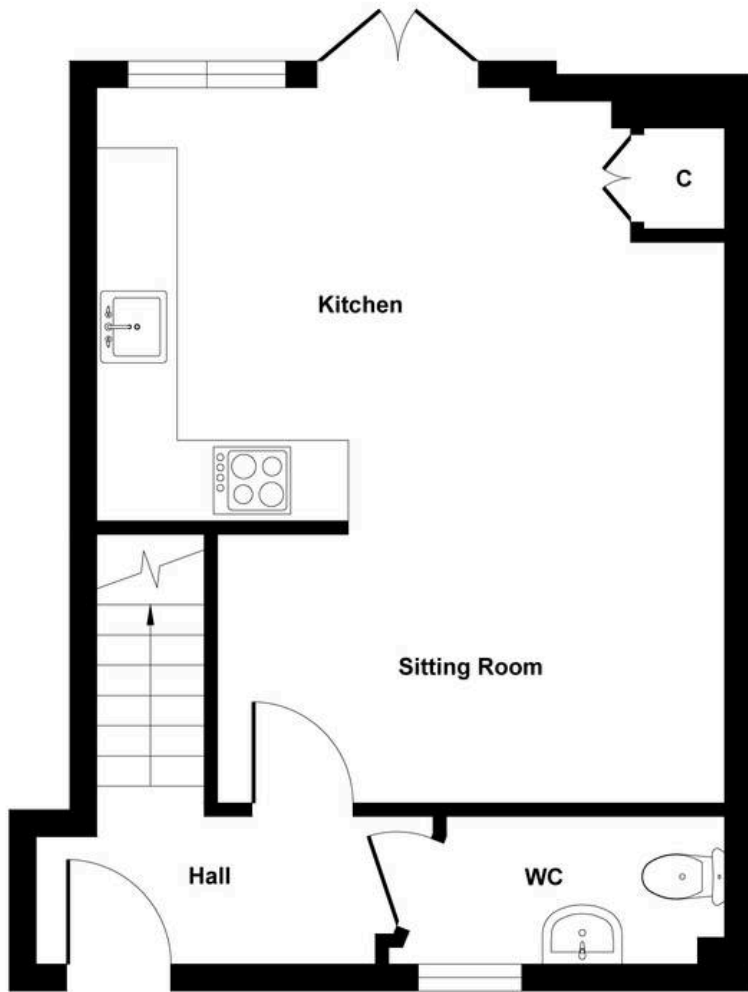




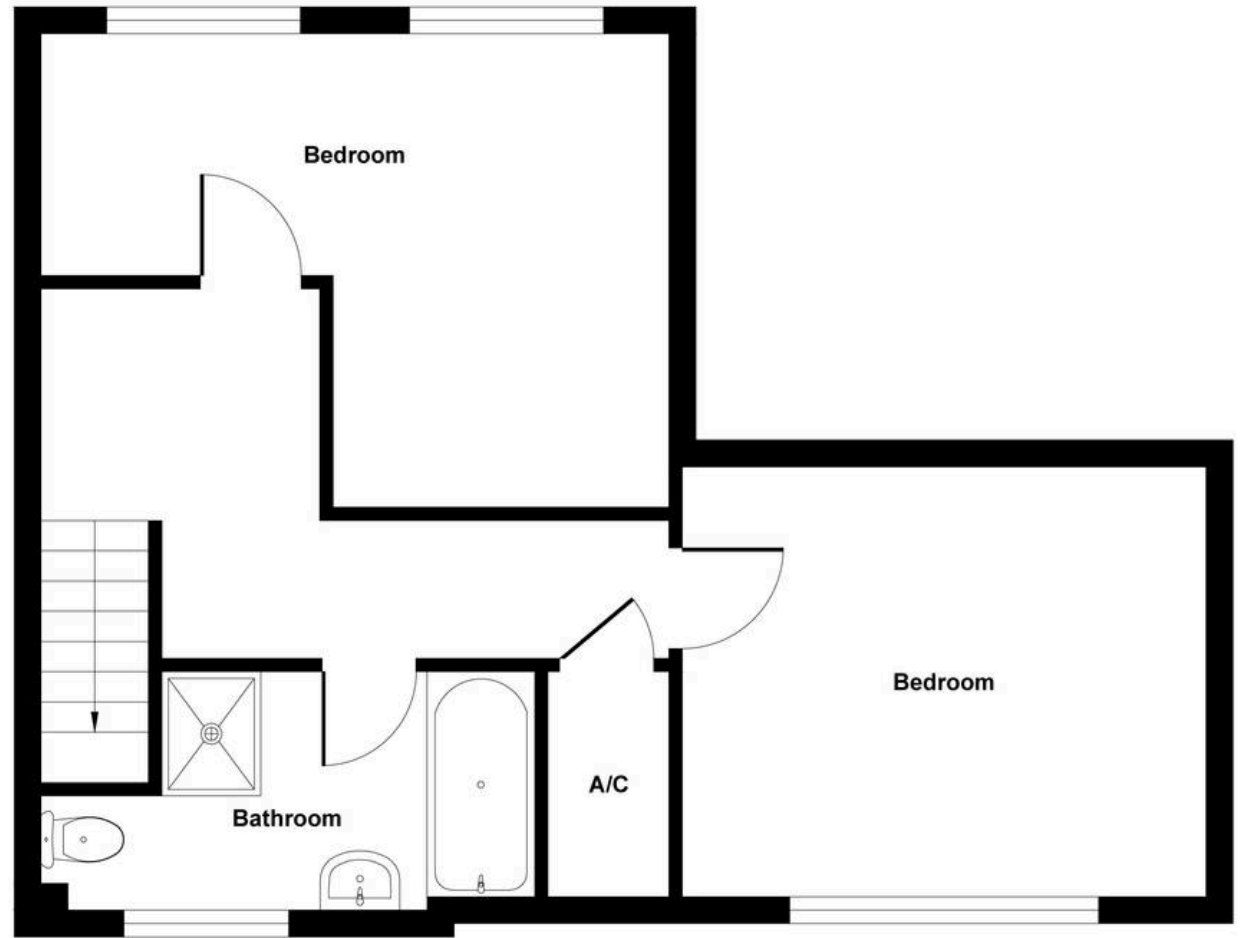
THE GREAT OUTDOORS

Accessed via the French doors in the kitchen, the enclosed rear garden benefits from being landscaped with shingle and hard standing areas which allows the garden to be very low maintenance and ideal for outside entertainment. Side access can also be found in the garden leading to communal areas to the rear. Allocated parking for 2 vehicles can be found on the left as you turn into the development





Ground Floor
 Approximate Floor Area
 340 sq. ft
 (31.58 sq. m)



First Floor
 Approximate Floor Area
 479 sq. ft
 (44.50 sq. m)

Approx. Gross Internal Floor Area 819 sq. ft / 76.08 sq. m





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