



3 Thornhill Green
Redgrave
IP22 1FN

twgaze



Price Guide £645,000



- Immaculately presented 3/4 bedroom home offering spacious accommodation
- Desirable village location in Redgrave, Suffolk, Close to Botesdale & Rickinghall with Co-op, GP surgery, Post Office and local amenities
- Spacious open-plan kitchen/dining/family room
- Premium integrated NEFF appliances
- Luxury family bathroom with bath and separate shower
- Underfloor heating to the ground floor and Quooker CUBE tap
- Within the catchment for Hartismere School (Ofsted Outstanding)
- Surrounded by attractive Suffolk countryside with excellent walking and cycling routes
- Freehold

Location

Thornhill Green is an exclusive collection of just seven detached homes, occupying an enviable position overlooking open countryside on the edge of the attractive Suffolk village of Redgrave. Combining the tranquillity of village life with excellent connectivity, the development is ideally placed for the nearby market towns of Diss, Eye and Bury St Edmunds. Just seven miles away, Diss offers an extensive range of independent and national retailers, supermarkets, cafés, restaurants, leisure facilities and well-regarded schooling, together with a mainline railway station providing regular services to London Liverpool Street and Norwich, making the location well suited to both commuters and those seeking a rural lifestyle. Redgrave itself is a quintessential Suffolk village with a strong sense of community, offering a traditional village pub, church, community shop and playing fields. The neighbouring villages of Botesdale and Rickinghall provide further everyday amenities including a Co-op supermarket, post office, medical facilities and additional local services. The property also falls within the catchment area for Hartismere High School, an outstanding-rated secondary school.



The Property

Completed in 2023, this beautifully appointed detached home has been thoughtfully upgraded by the current owners and is presented in genuine move-in condition. The welcoming entrance hall leads through to the heart of the home - an impressive open-plan kitchen/dining room designed with both everyday living and entertaining in mind. The upgraded painted shaker kitchen is finished with Silestone quartz worktops and incorporates an excellent range of integrated NEFF appliances including a slide and hide oven, combi microwave, induction hob, fridge/freezer and dishwasher. Further additions include a Quooker tap with CUBE system providing instant boiling, chilled and sparkling water, together with integrated bins and a waste disposal unit. The dining area is filled with natural light thanks to the striking corner opening French doors, creating an excellent connection to the garden and making the space ideal for entertaining throughout the year. A separate utility room provides additional storage and laundry space and benefits from its own external entrance, offering practical day-to-day convenience. The sitting room is a particularly bright and well-proportioned reception room with French doors opening directly onto the rear terrace, allowing the garden to become a natural extension of the living space. Completing the ground floor is a versatile fourth bedroom, currently arranged as a home office, together with a cloakroom. The first floor is centred around a spacious landing leading to three further double bedrooms. The principal bedroom enjoys uninterrupted views across the neighbouring farmland and is served by a stylish en-suite shower room finished in contemporary neutral tones. Two further bedrooms provide excellent family accommodation, one benefitting from built-in wardrobes. The family bathroom is equally well appointed, comprising both a bath and separate shower, complemented by quality fittings and contemporary tiling. Throughout the property the specification is of an exceptionally high standard, including solid oak flooring, solid oak internal doors, underfloor heating to the ground floor and a water softener, all contributing to the home's quality finish.

Outside

Occupying a generous corner plot, the property enjoys landscaped gardens that have been carefully designed to provide attractive seating areas throughout the day. To the front, a brick pathway bordered by lavender leads to the entrance, while a gated side access opens directly into the utility room. The rear garden has been significantly enhanced since construction. A large paved terrace extends from both the kitchen and sitting room, creating an ideal space for outdoor dining and entertaining. Beyond, established planting and lawn lead to a second seating area positioned behind the garage, where the open views across neighbouring farmland provide an attractive backdrop and a perfect spot to enjoy the evening sun. The result is a home that combines the benefits of a nearly new property with mature landscaping and a range of carefully considered upgrades, offering an exceptional standard of accommodation both inside and out.

Services: Mains Water, and Electric are connected to the property. Heating is provided via Air Source Heat Pump, Mains Drainage.

How to get there: What3words: ///fortress.mistaken.condition

Viewing: Strictly by appointment with TW Gaze

Council Tax: F

Tenure: Freehold

Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017.

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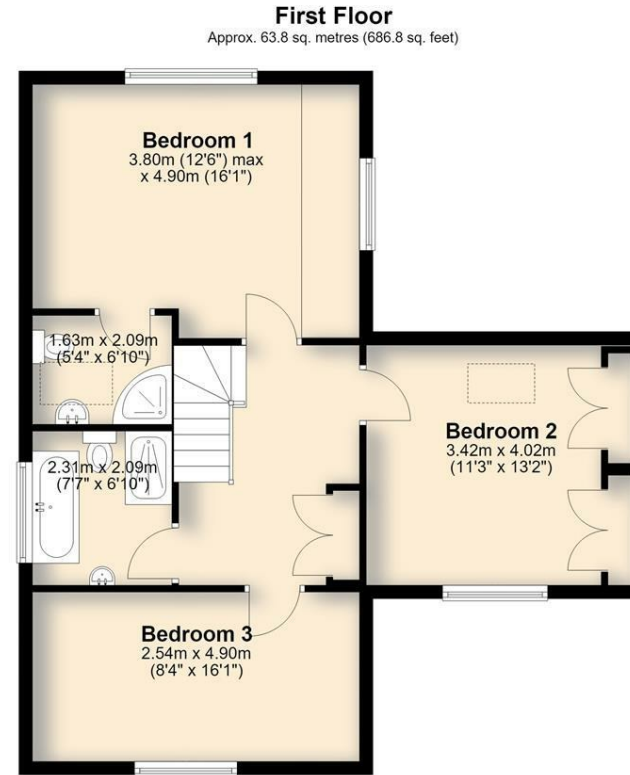
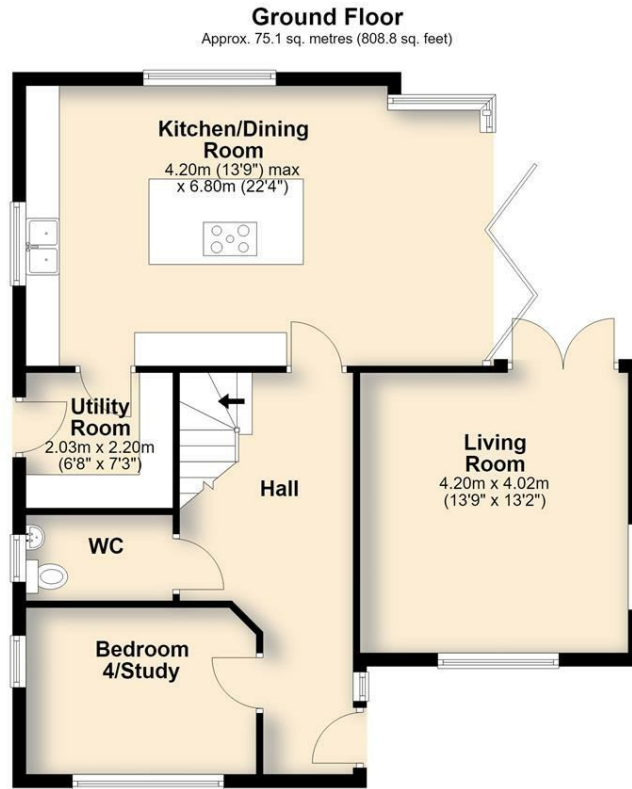
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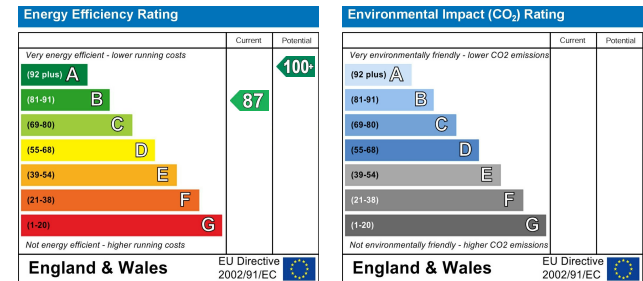
Total area: approx. 138.9 sq. metres (1495.6 sq. feet)

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10 Market Hill
Diss
Norfolk IP22 4WJ
t: 01379 651 931

33 Market Street
Wymondham
Norfolk NR18 0AJ
t: 01953 423 188

prop@twgaze.co.uk
www.twgaze.co.uk

