



Moat Farm Meadow | Thorndon | IP23 7NA

Guide Price £550,000

twgaze

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A stylish and well-proportioned four-bedroom detached home, built in 2015 by a respected local builder, offering modern, flexible accommodation throughout. Featuring a high-spec kitchen, versatile second reception room, generous bedrooms including a large principal suite, and a beautifully established garden.

- Built in 2015 by a well-regarded local builder
- Separate utility room with additional storage and appliances
- High-spec family bathroom with separate bath and shower
- Built-in wardrobes to three bedrooms
- Shingle driveway with ample off-road parking
- Bright, contemporary kitchen with shaker-style units and integrated appliances
- Generous principal bedroom with modern en suite
- Versatile second reception room / home office or potential fifth bedroom
- Detached garage with additional studio space to the rear
- Attractive rear garden with mature planting and ornamental pond and side access

## Location

The property is situated within the village of Thorndon, a popular and well-served village offering a public house, community shop, mobile post office, school, and church. It lies approximately 4.5 miles from Debenham, 13 miles from Stowmarket, and 8 miles from Diss. Nearby is the renowned Thornham Estate, extending to around 2,000 acres and offering approximately 12 miles of scenic walks through well-managed and diverse landscapes, including woodland, parkland, and farmland. Further amenities are available in the nearby town of Eye, located just 3 miles away, providing a range of local shops, medical and social facilities, and schooling through to sixth form level at Hartismere School (rated Outstanding). Thorndon is conveniently positioned for access to the A140, providing a direct route to Norwich and Ipswich.

Just across the county border into Norfolk lies the thriving market town of Diss, which offers a wide range of shopping, sporting, and leisure facilities, including an 18-hole golf course and driving range. Mainline rail stations at Diss and Stowmarket provide regular intercity services to Norwich, Ipswich, and London Liverpool Street. In addition, the renowned Suffolk Heritage Coast, including Southwold, is approximately one hour's drive away.





#### Property

Constructed in 2015 by a highly regarded local builder, this impressive four-bedroom home offers well-balanced, contemporary accommodation throughout. The ground floor is centred around a bright and stylish kitchen, fitted with an extensive range of shaker-style wall and base units in a modern neutral grey, complemented by both an integrated dishwasher and refrigerator. A separate utility room provides further practicality, housing a freezer along with space and plumbing for both a washing machine and tumble dryer, and giving access to a convenient ground floor cloakroom. In addition to the main living space, there is a versatile second reception room, ideal for use as a home office or fifth bedroom if required. Upstairs, a spacious galleried landing leads to four well-proportioned bedrooms, including two generous doubles. The principal bedroom is particularly impressive, enjoying excellent natural light and benefitting from a sleek ensuite shower room. The family bathroom is finished to a high specification, featuring a contemporary suite comprising a bath, separate shower, wash basin and low-level WC, all styled in a clean white and grey palette. Three of the bedrooms are further enhanced by built-in wardrobes.

#### Outside

The property is approached via a shingle driveway providing ample off-road parking and leading to a single detached garage, with the added benefit of a useful studio space to the rear. To the side, a charming pedestrian pathway bordered by apple trees and established shrubs, leads through to the rear garden. The garden itself is predominantly laid to lawn and thoughtfully planted with a variety of mature shrubs and specimen trees, creating a private and established setting. An ornamental pond provides an attractive focal point, adding both character and tranquillity to the outdoor space.

Services: Mains electricity, water, and drainage. Air source heat pump provides under floor heating and upstairs radiators.

How to get there: What3words: ///purple.plot.shoelaces

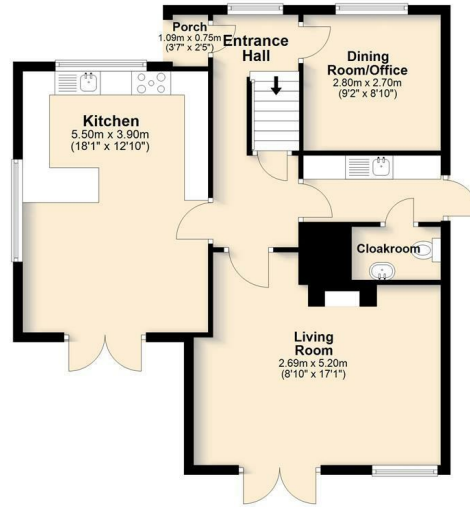
Viewing: Strictly by appointment with TW Gaze

Tenure: Freehold

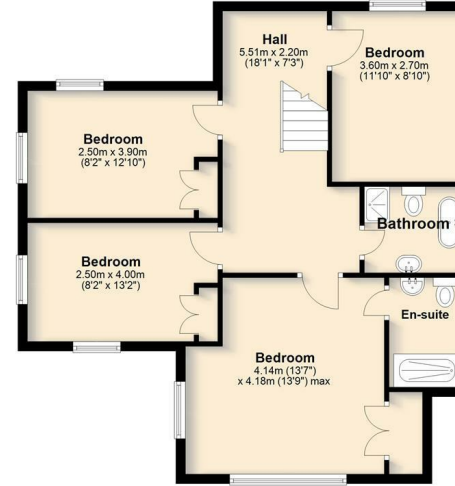
Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017.

In line with the regulations, TW Gaze are legally required to carry out AML due diligence checks on all proposed legal purchasers involved in the transaction. A charge of £25.00 + VAT (£30.00 Inc VAT) processing fee is applicable for each purchaser once an acceptable offer is agreed.

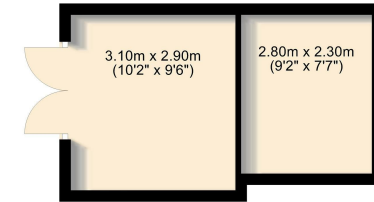
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**Ground Floor**  
Approx. 66.6 sq. metres (738.8 sq. feet)



**First Floor**  
Approx. 70.9 sq. metres (763.2 sq. feet)



**Garage**  
Approx. 15.7 sq. metres (169.0 sq. feet)

Total area: approx. 15.7 sq. metres (169.0 sq. feet)

Total area: approx. 139.5 sq. metres (1502.0 sq. feet)

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