



The Street, Thornham Magna, Eye, IP23 8GH

Guide Price £350,000 - £360,000

Nestled in the heart of the village, this attractive and spacious three-bedroom house boasts a tucked away position. With over 1,200 sq ft of living space, it offers a lovely situation with far-reaching rural views. Additional benefits include En-suite facilities, single garage and off road parking.

- Rural views
- En-suite facilities
- Garage
- Immaculately presented
- Approx 1200 sq ft
- Council Tax Band C
- Freehold
- Energy Efficiency Rating C.



Property Description

Situation

Nestled in the picturesque village of Thornham Magna, this property is quietly tucked away in a small close with views of rural farmland. The well-preserved Thornham estate remains a traditional country estate, passed down through generations, and continues to prioritize land management and conservation. The property is conveniently located close to the estate, offering numerous countryside walks and footpaths. Thornham Magna itself boasts a vibrant local community, with a variety of period and characterful properties, a local pub, a historic church, a village hall, and access to transportation. The nearby towns of Diss and Eye are easily accessible and provide a wide range of amenities and facilities, including a mainline railway station connecting to London Liverpool Street and Norwich.

Description

This stunning three bedroom house was built in 2007 by Drinkstone Homes and is of traditional brick and block cavity wall construction under a pitched interlocking tiled roof. The property is well heated by an oil fired central heating boiler and offers the luxury of underfloor heating on the ground floor and radiators on the first floor. With charming double glazed wood casement windows and doors, this house showcases timeless craftsmanship. It has been meticulously maintained and presents itself in excellent decorative order. Offering spacious accommodation, this property measures approximately 1,200 sq ft.

Externally

Approached via a long and private sweeping driveway, this property is set back from the road, creating an impressive first impression. You'll have off-road parking for three cars, along with the added bonus of a single garage on first approach. The rear gardens have been designed to maximise space and with ease of maintenance, perfect for enjoying outdoor meals with a good deal of privacy within. Beyond the patio, are rural fields, providing a beautiful backdrop.

The rooms are as follows

ENTRANCE HALL: 18' 10" x 6' 6" (5.74m x 1.98m) Access via a solid wood door to front, a pleasing and spacious first impression, stairs rising to first floor level, under stairs storage cupboard and wc to side.

WC: 6' 9" x 2' 11" (2.06m x 0.89m) With low level wc and hand wash basin in white.

RECEPTION ROOM: 19' 7" x 11' 6" (5.97m x 3.51m) A double aspect room found to the front of the property being of a generous size, a particular focal point being the inglenook style fireplace with inset cast iron stove upon a brick hearth and oak mantle over. French doors leading through to the garden room.

KITCHEN/BREAKFAST ROOM: 21' 8" x 9' 4" (6.6m x 2.84m) Found to the rear aspect of the property and upvc door to side giving external access. The kitchen offers a good range of wall and floor units with granite work surfaces, inset one and a half bowl stainless steel sink with drainer and mixer tap, fitted water

softener, Neff oven and electric hob and space for a vented tumble dryer. Opening through to the garden room.

GARDEN ROOM: 8' 1" x 9' 1" (2.46m x 2.77m) With vaulted ceilings above, views onto the rear gardens.

FIRST FLOOR LEVEL - LANDING: With access to the three bedrooms and family bathroom. Built-in airing cupboard to side housing the pressurised hot water cylinder.

BEDROOM ONE: 11' 3" x 12' 6" narrowing to 9' 10" (3.45m x 3.82m narrowing to 3.01m) A generous double bedroom found to the front of the property with two double built-in storage cupboards to side. Further having the luxury of en-suite facilities.

EN-SUITE: 6' 2" x 6' 0" (1.88m x 1.83m) With frosted window to front comprising of tiled corner shower cubicle, low level wc, hand wash basin over vanity unit and heated towel rail.

BEDROOM TWO: 12' 11" narrowing to 10' 8" x 9' 4" (3.96m narrowing to 3.26m x 2.85m) With window to rear enjoying elevated far reaching views over the rural fields, being a double bedroom. Double built-in storage cupboards to side.

BEDROOM THREE: 7' 9" x 11' 11" narrowing to 7' 2" (2.38m x 3.64m narrowing to 2.19m) With window to rear and views over farmland. Double built-in storage cupboard to side.

BATHROOM: 8' 3" x 5' 11" (2.51m x 1.8m) With frosted window.

SERVICES

Drainage - A modern & private system shared with neighbouring properties.

Heating type - Oil

EPC rating - C

Council Tax Band - C

Tenure - Freehold

OUR REF: 8404



Viewing Arrangements

Strictly by appointment

Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

