



<p><b>0184422</b></p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, to scale. This floor plan is for illustrative purposes only.</p> <p>Reduced headroom Below 1.9m (6.2ft)</p> <p>(1) Excluding balconies and terraces</p> <p>Approximate total area<sup>(1)</sup> 1884.22 sq ft</p> <p>Reduced headroom 17.65 sq ft</p> <p><b>Whitley Parish</b></p>	<p><b>Floor 1</b></p> <p><b>Floor 0</b></p>
---	---

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

01379 640808  
sales@whittleyparish.com

IP22 4JZ  
Diss Norfolk  
4/6 Market Hill  
**Contact Details**

Strictly by appointment  
**Viewing Arrangements**



**The Street, Thorndon, Eye, IP23 7JR**

**Guide Price £525,000 - £550,000**

Having been significantly extended and enhanced, this substantial and most spacious four bedroom detached house occupies a large plot backing onto the idyllic rural countryside. Further benefitting from southerly facing rear gardens, detached double garage and two en-suites.

- Outstanding far reaching rural views
- Two en-suites
- Double detached garage
- Freehold
- Approx 1,900 sq ft
- Approx 0.32 acre (sts) plot
- Council Tax Band D
- Energy Efficiency Rating C.





## Property Description

### Situation

Found on a small private close consisting of similar attractive properties, the house enjoys a central position within this much sought after village. Thorndon, over the years, has proved to have been a popular village found on the north Suffolk borders within close proximity to the beautiful countryside surrounding the Waveney Valley. The village offers a lovely assortment of many period and modern properties whilst still retaining good amenities by way of having public house, shop, mobile post office, schooling and fine church. The historic market towns of Eye and Diss are within close proximity (Eye being four miles to the north and Diss being seven miles beyond) both offering an extensive range of amenities and facilities.

### Description

The property comprises a four bedroom detached house having originally been built in the mid-1980s of traditional brick and block cavity wall construction under a pitched tiled roof, with replacement sealed unit upvc double glazed windows and doors, heated by a modern oil fired central heating boiler by radiators and connected to mains drainage. There is also the benefit of solar panning providing hot water. In latter years the property has been significantly extended offering versatile living space in the regions of 1,900 sq ft. Throughout the property is presented in a most excellent decorative order offering a pleasing layout with well proportioned rooms all flooded by plenty of natural light.

### Externally

The property is set well back from the road approached via a large shingle driveway giving extensive off-road parking for a number of vehicles leading up to the house and adjacent garage (double detached garage 5.07m x 5.40m with two double doors to front, storage space within eaves, light provided by solar power and personnel door to side). The main gardens lie to the rear of the property and are of a most generous size been predominantly laid to lawn and now well stocked and established having complete privacy and seclusion within. To the rear boundary the gardens back onto open rural farmland giving tranquil and far-reaching views to the south. Abutting the rear of the property is a large paved patio area creating excellent space for alfresco dining.

The rooms are as follows:

**ENTRANCE HALL:** A pleasing spacious first impression, stairs rising to first floor level, under stairs storage cupboard, travertine tiled flooring and access to the reception rooms, study and kitchen/dining room. WC to side.

**RECEPTION ROOM ONE:** With window to the front aspect, fireplace to side with inset cast iron multi-fuel stove upon a granite hearth.

**RECEPTION ROOM TWO:** This light bright and spacious room enjoys from having a double aspect with access via bi-folding doors onto the paved patio area and gardens beyond. Wood effect laminate flooring. Particular focal point being the inglenook fireplace with inset cast iron multi-fuel stove upon a brick hearth and oak bressumer beam over.

**STUDY/OFFICE:** With window to the front aspect currently used as an office area lending itself for a number of different uses.

**KITCHEN/DINER:** With open plan living incorporating the lounge, diner and kitchen area. A triple aspect room with views and access onto the main gardens. The kitchen area offers an excellent range of wall and floor units with roll top work surfaces, floating island, integrated appliances with Neff double oven, separate combi oven above, four ring electric hob, space for white goods, fitted wine fridge and inset one and a half bowl stainless steel sink with drainer and mixer tap. Travertine stone flooring throughout.

**FIRST FLOOR LEVEL - LANDING:** Providing access to the four bedrooms, family bathroom and built-in airing cupboard to side. Access to loft space above.

**BEDROOM ONE:** A generous size principal bedroom enjoying a double aspect and entertaining outstanding elevated views over the rear gardens and fields beyond. En-suite to side.

**EN-SUITE:** A modern suite in white comprising tiled shower cubicle, hand wash basin over vanity unit and low level wc.

**BEDROOM TWO:** A large double bedroom with window to the rear aspect and having the luxury of en-suite facilities.

**EN-SUITE:** Comprising panelled bath with shower over, low level wc and hand wash basin.

**BEDROOM THREE:** With window to the front aspect being a double bedroom.

**BEDROOM FOUR:** With views over the rear gardens and fields beyond being a double bedroom.

**BATHROOM:** With frosted window comprising a double bath with shower attachment, low level wc and hand wash basin over vanity unit. Slate tiled floor.

**VIEWINGS:** Strictly by appointment with Whittleby Parish Estate Agents, please contact a member of the sales team at our Diss office on 01379 640808.

**OUR REF:** 8272

