



Palmer & Partners



Kerrison Gardens, Stoke Road,  
Thorndon, Eye, IP23 7JQ  
Offers In Excess Of £220,000

Palmer & Partners

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- Mid Terrace House
- Two Good Size Double Bedrooms
- Stunning Open Plan Kitchen/Dining/Living Room
- Stylish Bathroom & En-Suite Shower Room
- Modern Cloakroom
- Two Allocated Parking Spaces
- Air Source Heating Throughout
- Double Glazing



This beautifully presented two bedroom mid terrace house, situated in the heart of the quaint village of Thorndon, offers spacious light and airy accommodation. The property benefits from air source heating throughout, double glazing, low-maintenance rear garden, and two allocated parking spaces. As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which

comprises entrance hall, modern ground floor cloakroom, contemporary kitchen which is open plan into the living / dining room, first floor landing, two good size double bedrooms, and stylish bathroom and en-suite shower room.

Set in the heart of the beautiful rolling countryside of Suffolk lies the village of Thorndon which is situated three miles from Eye and five miles from Debenham

and is also well placed for Ipswich and Norwich both of which offer direct rail links to London Liverpool Street station. Thorndon offers a range of local amenities including a village hall, community shop, church, primary school, and in the heart of the village is the Black Horse Public House.

Council tax band: B  
EPC Rating: D

**Entrance Hall:** Double glazed window to the front aspect, radiator, wood effect laminate flooring, stairs to the first floor, understairs cupboard, and doors to:

**Cloakroom:** Two piece suite comprising low-level WC and vanity hand wash basin with storage beneath, radiator, and wood effect laminate flooring.

**Kitchen:** 10'4" x 7'4" (3.15m x 2.24m) Fitted with a range of contemporary eye and base level units; roll edge work surfaces; inset one and a half



bowl stainless steel sink and drainer; metro tile splash backs; integrated fridge freezer, oven and hob with extractor hood over; space and plumbing for a washing machine; built-in pantry cupboard; radiator; wood effect laminate flooring; ceiling inset spotlights; double glazed window to the front aspect; and is open plan into: **Living / Dining Room:** 17'11" x 15'7" (5.46m x 4.75m) Double glazed window to the rear aspect, double glazed door opening out to the rear garden, radiator,

wood effect laminate flooring, and TV and telephone points.

**First Floor Landing:** Double glazed window to the front aspect, airing cupboard, radiator, carpet flooring, loft access, and doors to the bedrooms and bathroom.

**Bedroom One:** 12'3" x 10'7" (3.73m x 3.23m) Double glazed window to the rear aspect, radiator, carpet flooring, and door through to:

**En-Suite Shower Room:** Three piece suite comprising corner shower cubicle, low-level WC



and vanity hand wash basin with storage beneath; electric heated towel rail; part tiled walls; tiled flooring with underfloor heating; ceiling inset spotlights; and extractor fan.

**Bedroom Two:** 14'4" x 12'3" (4.37m x 3.73m) Double glazed window to the rear aspect, radiator, and carpet flooring.

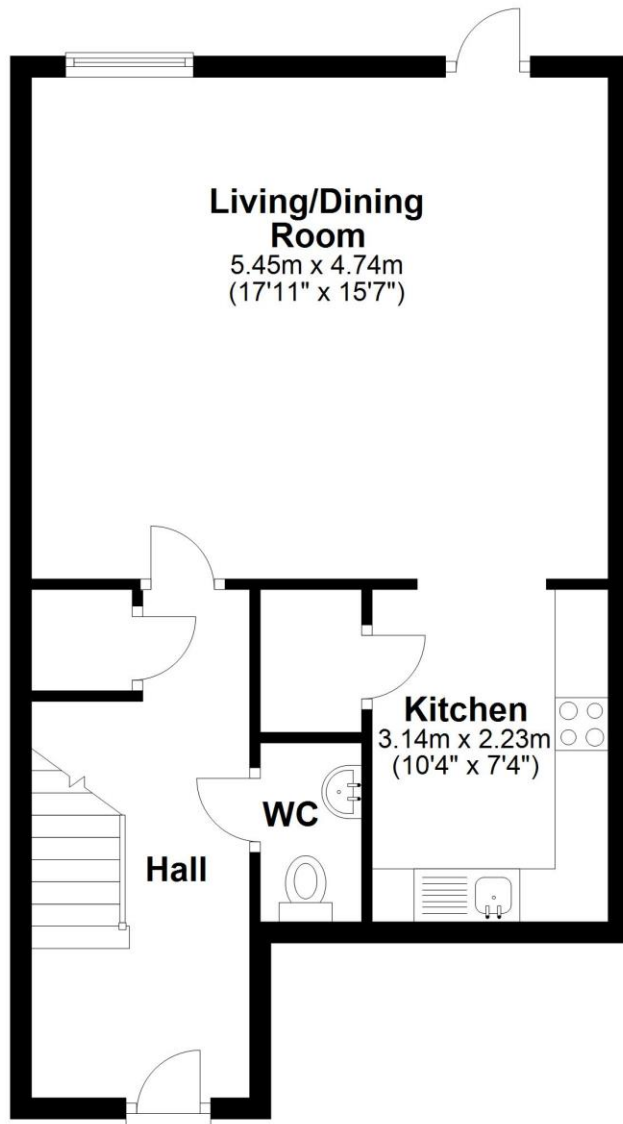
**Bathroom:** Three piece suite comprising bath with shower over and shower screen, low-level WC and vanity hand wash basin with storage beneath; part tiled walls; tiled flooring

with underfloor heating; ceiling inset spotlights; and extractor fan.

**Outside - Rear:** The garden commences with a large decked area for alfresco dining, small laid to lawn area, further shingle and paved seating areas, and the garden is fully enclosed by fencing and retaining wall with gated rear access out to the parking area where there are two allocated parking spaces.

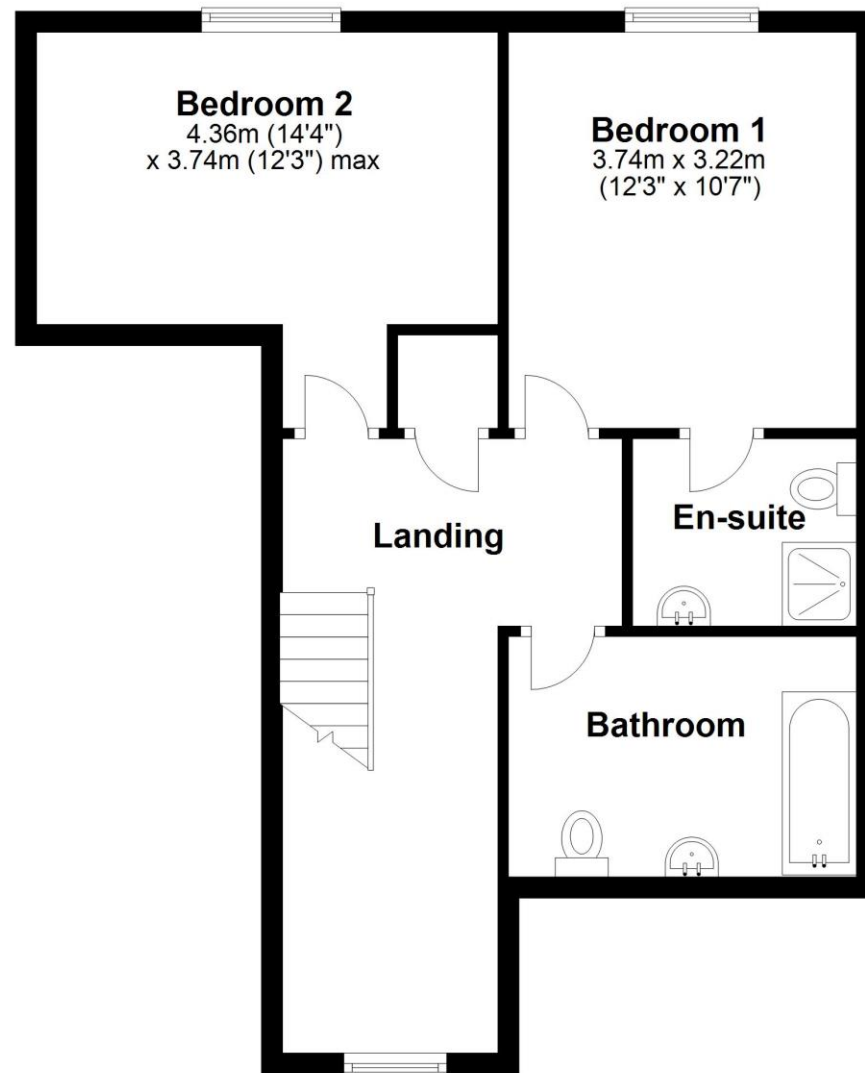
## Ground Floor

Approx. 46.9 sq. metres (505.0 sq. feet)



## First Floor

Approx. 52.8 sq. metres (568.6 sq. feet)



Total area: approx. 99.7 sq. metres (1073.6 sq. feet)

Palmer and Partners would like to draw your attention to the following: I] these particulars do not constitute part of an offer or contract. II] These particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statement or fact. III] Nothing in these particulars shall be deemed a statement that the property is not in good condition or otherwise. We have not carried out a structural survey of the property and have not tested services, appliances and special fittings IV] measurements are generally taken by the use of a sonic measuring machine and will usually be the largest measurements of the room in question.



### Attributes

2 Bedrooms, 2 Bathroom, 1 Reception,



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