



Whittley  
Parish



# The Street, Thornham Magna, Eye

Guide Price £350,000

3 2 1



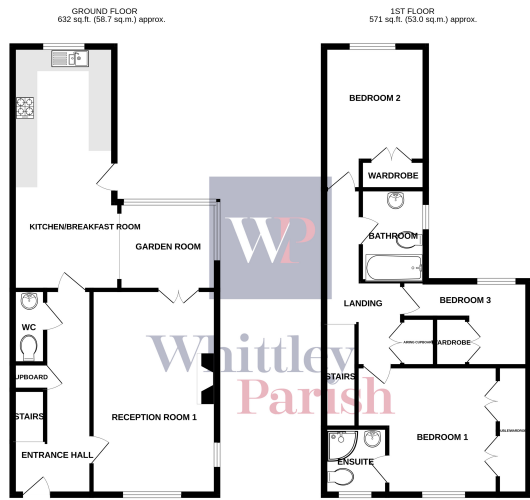
Nestled in the picturesque village of Thornham Magna, this property is quietly tucked away in a small close with views of rural farmland. The well-preserved Thornham estate remains a traditional country estate, passed down through generations, and continues to prioritize land management and conservation. 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.

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.

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.

**SERVICES:** Drainage - A modern & private system shared with neighbouring properties, Heating type - Oil, EPC rating - C, Council Tax Band - C, Tenure - Freehold





TOTAL FLOOR AREA: 1203 sq ft (111.8 sq m) approx.  
Whittleby Parish has been made in respect of the Property contained here. Measurements of this property, including any other property, are approximate only. Measurements should be taken on site. The actual area and dimensions may vary and are not intended to be used for any other purpose. The actual area and dimensions may vary and are not intended to be used for any other purpose. The actual area and dimensions may vary and are not intended to be used for any other purpose.

- Rural views
- En-suite facilities
- Garage
- Immaculately presented
- Approx 1200 sq ft
- Individual build & design
- Landscaped gardens
- Council Tax Band - C
- Freehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		