



Nursery End
Hall Road
Thorndon
Eye
IP23 7LU

Guide Price £630,000





- Beautifully presented four bedroom eco-friendly home
- Photovoltaic solar panels and air source heating
- Generous garden and double garage
- Southwest facing rear garden
- Two en-suite bathrooms
- Popular North Suffolk village



Location

The property is situated within the village of Thorndon, a popular village with its public house, shop, mobile post office, school and church, and being set around 4.5 miles from Debenham, 13 miles from Stowmarket and 8 miles from Diss. Nearby is the renowned Thornham Estate, consisting of some 2,000 acres and providing 12 miles of beautiful walks through well managed and varied habitats of woods, parkland and farmland. Amenities are not far away with the small town of Eye just some 3 miles distant providing an interesting range of local shops, medical and social facilities and schooling to sixth form level at Hartismere Academy (Outstanding).





Thorndon is well located for access to the A140 providing a direct route to Norwich and Ipswich and just across the county border into Norfolk is the thriving market town of Diss providing local and national shopping, sporting and leisure facilities including an 18 hole golf course and driving range. There is a mainline rail station at Diss and Stowmarket providing regular intercity services to Norwich, Ipswich and London Liverpool Street. In addition, the renowned Suffolk Heritage Coast around Southwold is just one hour's drive away.

Property

Nursery End is a unique detached family residence, thoughtfully crafted with an emphasis on energy efficiency. The property features advanced sustainable technologies, including photovoltaic panels and air source heating, which are validated by its impressive Energy Performance Certificate. The home exudes quality from the moment you step inside, with underfloor-heated oak flooring on the ground level and a beautifully hand-crafted oak staircase that stands as a testament to its excellent build. The ground floor layout is well-considered, offering a smooth flow between rooms that enhances the spacious entrance hall, making it an integral part of the living space. The first floor mirrors this sense of space with a large landing area, capable of housing additional furniture if needed, and serves four generously sized double bedrooms, two of which have en-suite facilities.

The design is also commendable for its ample built-in storage options, including wardrobes and cupboards, which are cleverly integrated throughout. Although the construction is modern, the house pays homage to traditional farmhouse architecture with its tall pitched roof and classic lines. The rear of the house is particularly striking, featuring a full-height bay window that not only adds character but also creates a grand dining space that flows naturally into the kitchen area. Additionally, the property includes an integrated double garage with convenient internal access, making it a functional and versatile space for both parking and storage needs.

Outside

The property sits behind a hedged boundary to the front and offers unobstructed views over fields to the front aspect. There is parking for multiple cars in front of the double garage. Pedestrian access to the rear garden is offered via gates to the side. The rear garden is mainly laid to lawn with well stocked borders. There is a generous patio which is accessed via both the Kitchen/Breakfast room and the Lounge. Outside power points and lighting are available to the rear of the property making for a pleasant spot to entertain in the summer evenings. There is a useful addition of a large garden shed.

Services

Mains Water and electricity are connected to the property. Heating is provided via an air source heat pump installed when the property was built in 2015.

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Directions

What3words - [///irritated.typical.earl](https://www.what3words.com/irritated.typical.earl)

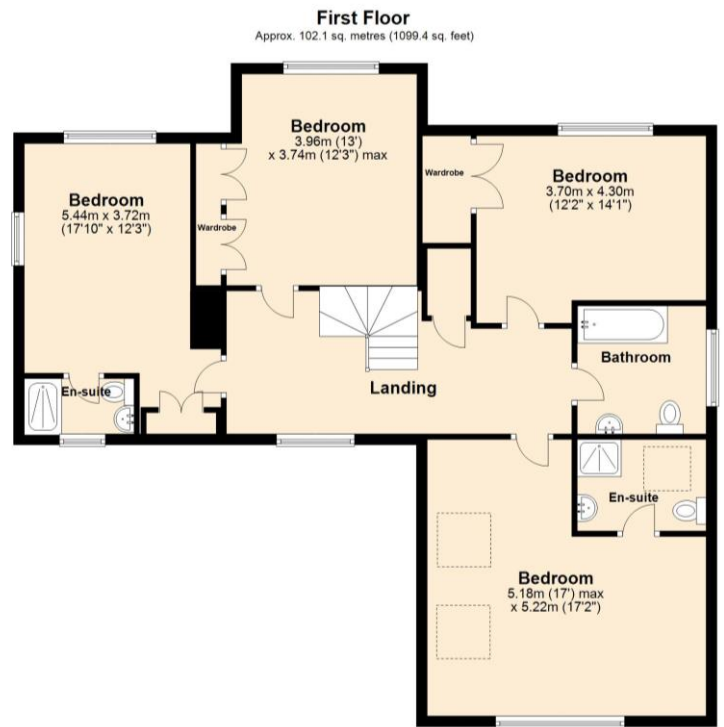
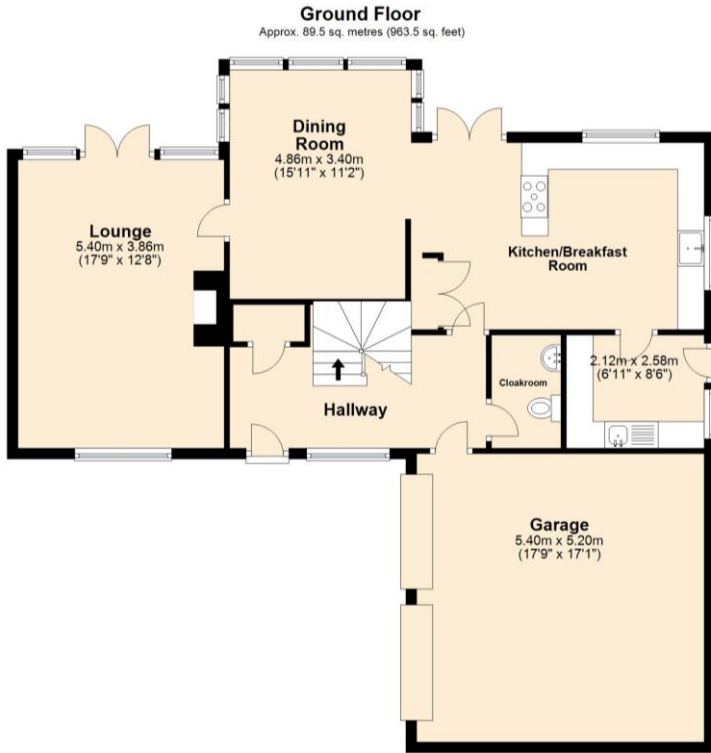
Viewings

Strictly by appointment by TWGaze

Freehold

Council Tax Band F

Ref 2/19637/KH



Total area: approx. 191.7 sq. metres (2063.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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