



Harrison Edge  
Estate Agents  
FOR SALE  
01379 871563

Nursery End, Hall Road, Thorndon

**Harrison Edge**  
Estate Agents



An individual detached house of lovely proportion and designed and built with high energy efficiency aspirations. Situated along a lane on the southern edge of the village, this 4 bedroom family house has much to commend it.

- Detached
- 4 Double Bedrooms
- 3 Bath/Shower rooms plus Cloakroom
- Social Kitchen Dining space
- Integral Double Garage
- Air Source Heating & PV Panels

### Location

Hall Road can be found on the southern edge of the village leading out to an attractive network of country lanes. The house itself has open farmland across the lane over which are good views. As one heads back towards the village along High Street one will see the Village Hall with the Church at the end of the lane. Thorndon is fortunate in also being able to offer a Primary School just by the Church along with a thriving village pub and Community Shop. Bus routes continue to serve the village and connect with the wider area. Likewise, the network of lanes connect with key roads in the area linking with the A140 and B1077 which together provide access north south between the A14 and Norwich and the Debenham respectively. Likewise, there are easy routes 'cross country' to Stowmarket and Bury St Edmunds. The town of Eye is just three miles to the north and provides everyday shopping facilities along with Hartismere High School as an alternative to that found at Debenham.

### Description

Nursery End is an individual detached family house designed with high energy efficiency aspirations and includes photovoltaic panels along with air source heating. It is clear from the Energy Performance Certificate those aspirations were achieved. This well put together house has many appealing features and walks particularly well. From the underfloor heated oak floors downstairs to the handbuilt oak staircase and well laid first floor, the impression created is first class. The circular flow of the ground floor connects all the areas and allows one to enjoy the roomy entrance hall as part of the living space rather than just being a way of coming in. The first floor also benefits from a corresponding landing

capable of taking furniture if needed and serves four double bedrooms, two of which are en suite. It is also worth noting, the design has incorporated good built-in storage both as general cupboards and wardrobes, a point often overlooked by developers and their designers. The design of the house, whilst 21st century in construction harks back to traditional farmhouse style having a tall pitched roof and 'look'. Not apparent from the front is a splendid full height bay, to my mind, creating a classic Manor house appearance from the garden. In practical terms, this has also enabled a tremendous dining room space to emerge and combine with the kitchen space downstairs, along with allowing the first floor to include four double bedrooms of good size. Integrated into the footprint is also a double garage, which with an internal door to the hall, makes it a very useable space. It is also used for garaging!

### Entrance Hall: 4.86 x 2.12

A welcoming roomy hallway featuring underfloor heated oak flooring laid throughout much of the ground floor and striking a good first impression upon entering. Equally, a handbuilt oak staircase rises to the first floor and complementing internal doors complete the picture. Built-in Cloaks cupboard with hanging rail and shelf. Understairs cupboard. Window to the front elevation with plantation style shutters. BT Openreach socket. Wall mounted Ambient thermostat relating to underfloor heating system creating 'zoned' control. Doors lead off including to the integral double garaging.

**Cloakroom:** Stylishly appointed as throughout the house and featuring a suite comprising basin upon pedestal unit with cupboard. Low level wc. Tiled floor plus splashbacks.

Ambient wall mounted thermostat.

### Lounge: 17'9" x 12'8" (5.4m x 3.86m)

Similarly laid with oak boards throughout served by underfloor heating and controlled by a wall mounted Ambient thermostat. French windows lead out to the rear with additional glazed panels either side adding further natural light. Serving as a focal point to the room a chimneybreast has solid fuel burning stove. Matching part glazed doors link the space with both the hallway and dining room.

### Dining Room: 13' x 11'4" (3.96m x 3.45m)

A striking space not least due to the glazed bay overlooking the rear gardens and the flow through to the kitchen beyond. The oak flooring continues, underfloor heated and with Ambient wall mounted thermostat.

### Kitchen: 17'8" x 11'6" (5.38m x 3.5m)

Together with the dining room these two spaces form a cracking space in which one can easily spend all day. The dining area can be both formal or informally furnished and the kitchen units incorporate a peninsular breakfast bar ideal for stools. A second set of french windows lead out to the paved terrace and gardens and a window at the side provides yet more natural light. Quartz worktop extends a mix of floorstanding units providing a mix of cupboard and drawer storage including pull-out 'kidney' shape shelving along with tucked away fridge and dishwasher. A traditional style Belfast sink with mixer tap, twin Zanussi ovens, 5 ring AEG hob and chinmeyhood completes the lower level. Up top, wall cupboards provide additional storage and feature underlights complementing the recessed ceiling spots. Just across from the main kitchen area

sit a bank of further matching cupboards for yet more storage. Once again, the underfloor heating is served by an Ambient thermostat for zoned control.

**Utility Room:** *2.44 x 1.74*

Fitted with work surface above further cupboard storage and appliance space including plumbing for washing machine. Wall mounted double cupboard. A half glazed door leads out to the side path.

**Integral Double Garage:** *18' x 17' (5.49m x 5.18m)*

Accessed via twin electric up and over doors along with an internal door from the house. A side window provides natural light and power and light is connected. To one corner sits the Ecodan Mitsubishi hot water cylinder and air source heat pump equipment along with a Clarity water softener.

**First Floor Landing:** *18'11" (5.77) x 10'3" (3.12) overall*

Lovely and roomy with oak balustrading matching the construction of the staircase. A shuttered window to the front elevation provides natural light and an outlook across the front drive. Access to loft space with drop down hatch. Deep walk-in cupboard.

**Master Bedroom:** *17'9" x 17' Max (5.4m x 5.18m Max)*

A lovely large bedroom suite complete with shower en suite and suitable as a Guest Room or principle bedroom. The semi vaulted design has recessed spots and shuttered gable window to the front elevation along with twin Velux windows at the side, each with blind. Bedside light switch. Double radiator with individual thermostatic radiator valve.

**En Suite Shower Room:** Tiled floor and walls complement a suite comprising wash basin set on a pedestal with cupboard, low level wc and oversize shower enclosure. Velux window with blind. Light/shaver unit. Extractor fan. Stainless steel vertical railed radiator.

**Bedroom 2:** *13'6" (4.11) x 10'4" (3.15) Min plus entrance area*

An attractive, alternative 'Master' with shuttered gable and garden windows including views across Hall Road to the open farmland. Built-in double wardrobe. Bedside light switch. Double socket with twin USB sockets. Double radiator with thermostatic radiator valve.

**En Suite Shower Room:** Featuring a basin set on a pedestal with cupboard storage, low level wc and oversize shower enclosure. Shuttered window to the front elevation. Single radiator. Extractor fan. Recessed ceiling spots. Light/Shaver unit.

**Bedroom 3:** *13' x 11'4" (3.96m x 3.45m)*

Two further built-in wardrobe cupboards. Double radiator with thermostatic radiator valve. Shuttered window to the garden.

**Bedroom 4:** *14'2" (4.32) x 9'3" (2.82) ex initial entrance area*

Again with built-in double wardrobe cupboard. Shuttered window to the rear elevation and outlook across the rear garden. Double radiator with thermostatic radiator valve.

**Bathroom:** Similarly styled to the en suite shower rooms with tiled floor and walls and in this instance featuring a deep 'proper bath tub' with shower attachment over. Low level wc to match plus basin on pedestal with cupboard storage. Shuttered window to the side elevation. Vertical stainless railed radiator. Light/Shaver unit. Recessed ceiling spots. Extractor fan.

**Gardens & Grounds:** Nursery End is set nicely back from the lane behind a hedged boundary and driveway where cars can be parked in front of the garaging. Side gates lead to the rear garden. Across the rear of the house lies a paved terrace accessed from both the lounge and kitchen areas and taking advantage of a sunny south and west aspect. Conveniently, outside power points are provided along with outside lanterns making the space ideal for al fresco entertaining. Lawn extends

away from the terrace to planted borders behind which close boarded fencing extends along the right hand side and rear. An established 'landscape' pond sits to one side around which the lawn extends and where a GARDEN SHED can be found beyond.

**Services:** The vendor has confirmed that the property benefits from mains water, electricity and drainage.

**Wayleaves & Easements:** The property is sold subject to and with all the benefit of all wayleaves, covenants, easements and rights of way whether or not disclosed in these particulars.

**Important Notice:** These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Harrison Edge has no authority to make or give in writing or verbally any representations or warranties in relation to the property. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all the necessary planning, building regulation or other consents. Harrison Edge have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting any property.

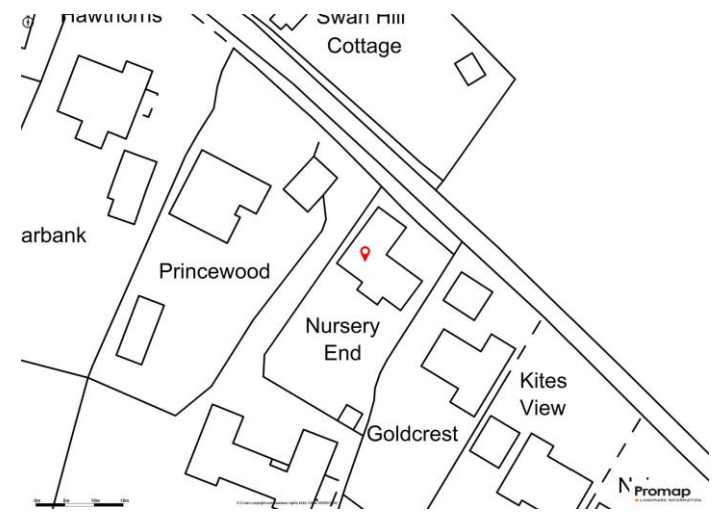
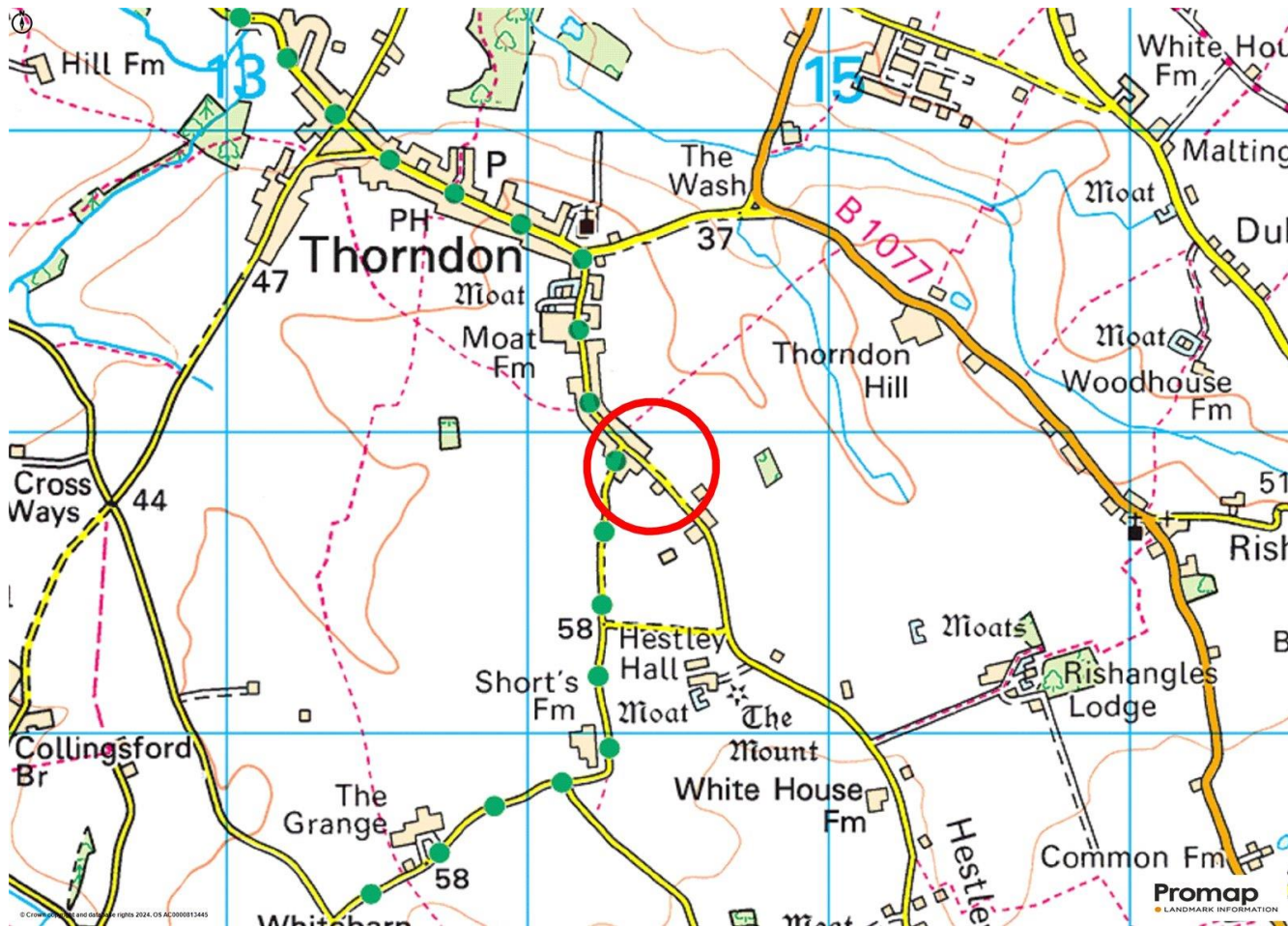
**Postal Address:** Nursery End, Hall Road, Thorndon, Eye, IP23 7LU

**Local Authority:** Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich IP1 2BX. Telephone: 0300 123 4000

**Council Tax:** The property has been placed in Tax Band E.

**Tenure & Possession:** The property is for sale freehold with vacant possession upon completion.

**Viewing:** By prior telephone appointment with the vendors agent Harrison Edge T: +44 (0)1379 871 563



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



GROUND FLOOR  
1092 sq.ft. (101.4 sq.m.) approx.



1ST FLOOR  
1091 sq.ft. (101.4 sq.m.) approx.



TOTAL FLOOR AREA : 2183 sq.ft. (202.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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