



2 Soers Close, Thorndon

Harrison Edge
Estate Agents

This individual detached village house sits tucked away off the road, along a Private Road and enjoys tremendous rural views towards Eye. The sophisticated 'build' holds many features including water reclamation, air circulation and verging on Passive status.

- Energy Efficient home
- Water Reclamation System
- Air Source Heat & Recirculation System
- Double glazed
- Ground Floor Bedroom option
- View

Location

2 Soers Close sits at the back of this Private Road, overlooking a meadow beyond which lies open countryside and views towards Eye across an outstanding rolling landscape. Being nicely set back from the road, any passing traffic is hardly noticeable and the property itself nicely discreet. The village is well served and includes a Community Store along with The Black Horse Pub, Village Hall, Parish Church and a well regarded Primary School within Hartismere catchment. Bus Routes link Thorndon with the surrounding area and the road system allows easy access to towns and villages such as Eye, Debenham, Stowmarket and Woodbridge along with Diss on the Norfolk Suffolk border. The mainline rail station at Diss provides a commuter service to London Liverpool Street. Neighbouring Eye provides a wide range of shops for everyday needs along with the Health Centre, Library, Community Art Centre and High School with Sixth Form Centre. Equally, Debenham lies within easy reach to the south providing similar facilities with Stowmarket providing an alternative mainline rail station to Cambridge and Kings Cross to Scotland.

Description

This house deserves special attention as it is a long way from being a standard detached house. The above average, sophisticated design and build incorporated a number of environmental efficiencies and came very close to achieving 'passive house' status. An air source heat pump supplies the property through an under floor heated ground floor with wet radiator system upstairs. Furthermore, a Brink Renovent Excellent, a mechanical ventilation unit with heat recovery

system, has a quoted 95% efficiency by their Dutch manufacturers. On top of that, a rain water harvesting system controls storage of rain water from surface, gutters and downpipes for stocks to be used throughout the house, stored within a below ground tank, situated beneath the garage. The well maintained exterior is carried through internally and on arrival one is greeted by a welcoming reception hall from where doors lead off in all directions. The smart oak floors in much of the ground floor match architraves and internal doors and the main reception room features a character brick inglenook type fireplace. Designed with three first floor bedrooms, bathroom and en suite, the ground floor provides the option of a further bedroom or dining room depending on preferences. From the bedroom perspective, a shower room is conveniently positioned adjacent making this a perfectly viable arrangement. The kitchen is well proportioned and includes a dining area which is a good alternative to a formal dining room as one can enjoy the smart quartz topped units and view across the rear hedge. Naturally, windows are double glazed. Furthermore, cabling installed throughout the house include hardwired smoke detectors, telephone, television, Sky and Ethernet Cat 5a.

Reception Hall: A welcoming space serving as a hub to the ground floor with stairs ahead rising to the first floor and doors off in all directions. The underfloor heated oak floor is complemented by matching architraves and internal doors including part glazed double doors leading through to the Lounge. Ground floor doorways are also notable for being wider in order to ease mobility.

Lounge: 18'10" x 12'9" (5.74m x 3.89m)

Laid with oak flooring and featuring an inglenook type fireplace with solid fuel burning stove on a slate hearth. French windows lead out to the garden and a three panel window provides a view across the hedge to the rear towards the open countryside beyond. Television, telephone, Sky and Ethernet sockets.

Dining Room/Bedroom 4: 13'7" x 11'9" (4.14m x 3.58m)

Laid with oak flooring and featuring windows to two aspects and vaulted ceiling. Currently used as a dining room but intended to be considered as a ground floor bedroom given the adjacent Shower Room off the Hall. Television, telephone, Sky and Ethernet sockets.

Shower Room: Fitted with a suite comprising corner shower enclosure, pedestal wash basin and low level wc all set on a tiled floor. Shaver point.

Kitchen Dining Room: 16' x 12'7" (4.88m x 3.84m)

Well proportioned with ample space for a comfortable dining area and rather than a formal separate dining room, one can enjoy the smart quartz topped units forming the kitchen area. Arranged in a three sided design the worktop incorporates an undercounter sink and extends above a good mix of storage options including graduated drawers, cupboards and corner carousel along with integrated dishwasher all in a combination of gloss cream or contrasting walnut. Eye level cupboards provide additional storage and housing for an eye level Bosch double oven plus four ring induction hob set beneath an overhead circular chimney

extractor hood. French windows lead out to the rear and provide a view, along with a window, across the rear hedge to the view beyond. A further door leads through to the Utility Room.

Utility Room: 7'8" x 5'11" (2.34m x 1.8m)

With window to the front elevation and an outlook up the drive towards the road. Fitted with worktop and stainless single drainer sink unit with mixer tap with appliance space below along with a Minimax water softener. Wall mounted 'Rainbackup in a box' water reclamation system unit. A door leads to the garage.

First Floor Landing: Approached via a half landing with window providing a view north. At the top, doors lead off to each of the three bedrooms and bathroom along with a built-in airing cupboard with Ecodan hot water storage tank. Double radiator.

Bedroom 1: 18'11" x 12'9" (5.77m x 3.89m)

Max. Featuring dormer windows to both front and rear elevations which includes a superb view north over open countryside. Double radiator with thermostatic valve. Television, Sky and ethernet points.

En Suite Shower Room: With suite comprising low level wc, pedestal wash basin and corner shower enclosure. Double radiator with thermostatic valve. Velux window.

Bedroom 2: 12'10" x 9'4" (3.9m x 2.84m)

With matching dormer window to the rear elevation with view. Double radiator with thermostatic valve. Television, Sky, telephone and Ethernet sockets.

Bedroom 3: 12'10" x 9'4" (3.9m x 2.84m)

With dormer window to the front elevation with an outlook through Soers Close towards the road. Double radiator with thermostatic valve. Television, Sky and Ethernet sockets.

Bathroom: Fitted with a suite comprising low level wc, pedestal wash basin and shower enclosure and panelled 'No Arguments' bath complete with shower attachment over. Shaver point. Double radiator with thermostatic valve. Velux window.

Outside: No.2 Soers Close is set off by a smart brick paved driveway and turning space with GARAGE set alongside the roof of which cleverly overhangs for outside sheltered storage. Lawn extends across the front, alongside and across the rear set within well defined boundaries. A brick paved patio takes advantage of the sunny front elevation along with space for a table and chairs at the rear taking advantage of the view across the hedge. One large and one smaller GARDEN SHEDS will remain. A Mitsubishi Air Source Heat Pump can be found at the rear.

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: 2 Soers Close, Thorndon, IP23 7GB

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.

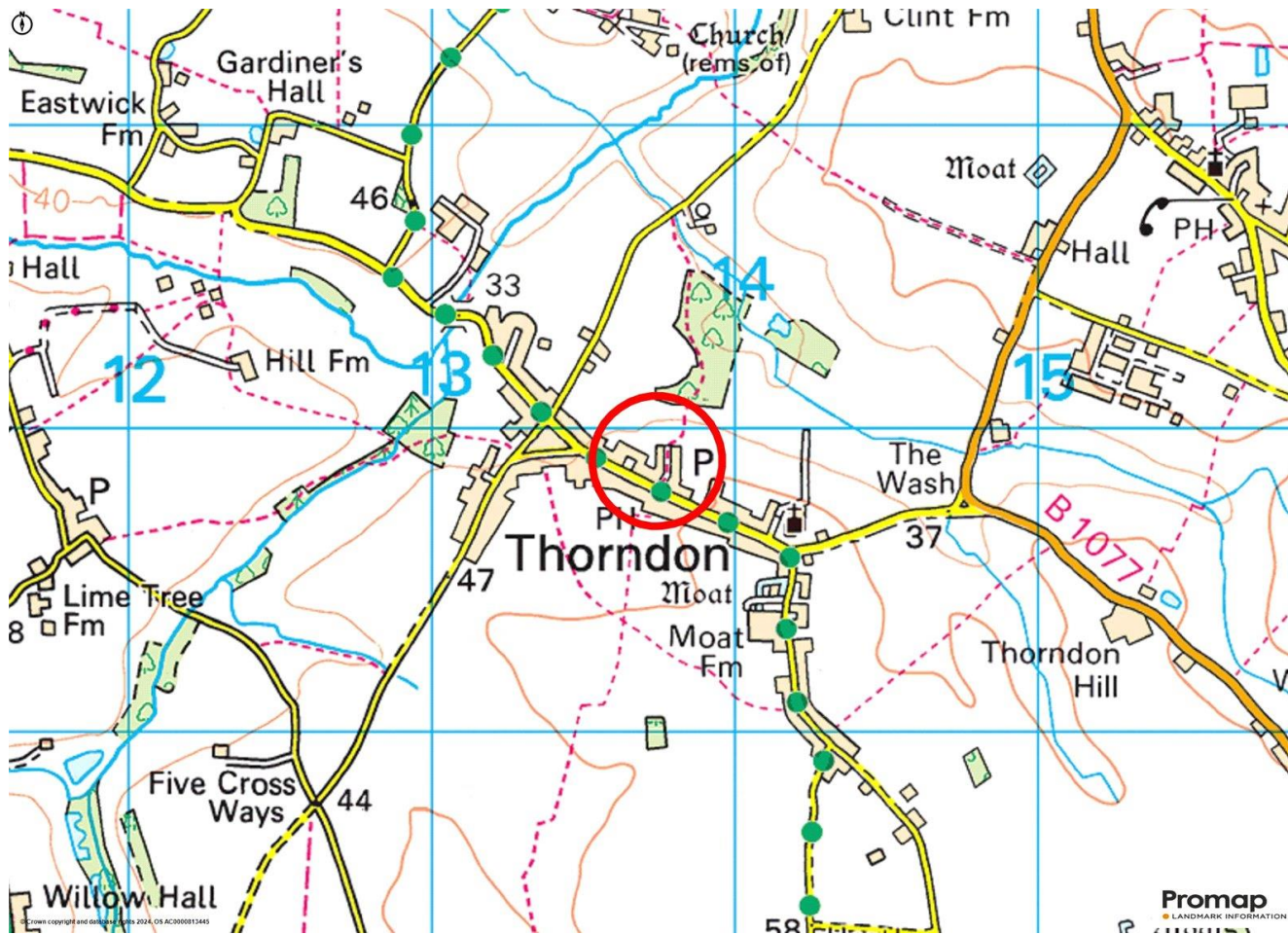
Tenure & Possession: The property is for sale freehold with vacant possession upon completion.

Fixtures & Fittings: All items normally designated as fixtures & fittings are specifically excluded from the sale unless mentioned in these particulars.

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

Directions

Soers Close is found just along from the village pub, The Black Horse. With the pub on your left, Soers Close is just along on the right hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C	80	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 1652 sq.ft. (153.5 sq.m.) approx.
Whilst every effort 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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