



Stanwell Green, Thorndon, Eye

Harrison Edge
Estate Agents

This individual detached bungalow sits within a good sized plot which has allowed a double garage and parking at the rear, and the extension of the original building. This has created an Annexe space with its own entrance door and hall. No onward chain.

- 3 or 4 Bedrooms
- Annexe extension
- Double Garage
- Long drive & rear parking
- Wet Room & Bathroom
- Scope for refurbishment

Location

Meadow Way Thorndon sits set back from a side road within the village in an area known as Stanwell Green. Discreetly positioned behind a screen hedge the property is easily missed which I always think is a good sign. Facing south, the bungalow is centrally situated with the rear garden meeting up with gardens beyond of properties fronting The Street and to the side, bungalows along another section of Stanwell Green. Thorndon is a tremendous village, popular with all property buying age groups due to the mix of facilities. The village is fortunate in maintaining a Primary School, Pub, Village Community Store, visiting mobile Post Office, bus routes, active Village Hall, Church and Bowls Club. Access to the wider area is straightforward and easy by car with the A140 to the West along with good routes to Debenham & Eye. The area also connects by road easily to Framlingham, Woodbridge and 'back roads' to Ipswich.

Description

Meadow Way is an individual detached bungalow having been extended to the rear to create an annexe type space. A separate entrance was incorporated into the design along with an additional bathroom and two rooms, making use of one of the original three bedrooms within the main property. The property appears to have been well maintained during its most recent ownership but it is clear new owners will wish to put their stamp on the property by carrying out refurbishment and possible alteration. The well positioned property, nicely set within its plot features a long driveway taking cars to the rear where a DOUBLE GARAGE can be found. Windows are double glazed and oil fired radiator heating installed and the original bathroom

has been remodelled to form a Wet Room. Meadow Way is being offered for sale with NO ONWARD CHAIN other than Grant of Probate to be issued.

Entrance Hall: Approached via an outer entrance door with glazed side panel from a recessed storm porch. The long hall extends from front to back along with taking a turn midway towards the bedrooms and wet room. Built-in Cloaks cupboard along with built-in broom cupboard. Single radiator. Telephone point.

Cloakroom: With low level wc and wash basin. Single radiator. Window to the rear.

Lounge: 17'9" x 11'11" (5.4m x 3.63m)

Featuring windows to two elevations providing good natural light. A Stovax Milner Brick inset convector stove set in a traditional timber surround, sits on a pamment hearth and serves as a focal point to the room. Television point etc. A door leads to the Kitchen.

Kitchen: 19'6" x 11'7" (5.94m x 3.53m)

Overall measurement. Fitted with a range of units providing cupboard and drawer storage options along with tall storage cupboards and wall cupboards and cabinets. Worktop includes inset stainless steel sink unit. Built-in eye level Neff oven. Slot in electric cooker position with connection. Shelved open fronted larder cupboard. Built-in shelved cupboard and Economy 7 Quartz timer and Honeywell Home programmer and Naviton TDC3 Temperature Difference controller related to the roof top solar panels. Windows to both rear and side elevations

provide good natural light. A further doorway connects back to the hallway creating a circular flow.

Conservatory/Utility Room space: 14'10" x 7'8" (4.52m x 2.34m)

Appearing to be of timber frame construction with polycarbonate roof and outer door. Plumbing for washing machine, cat flap and laid with a pamment tile floor. Timber stable doors lead to and from the outside and in and out of the main building.

Inner Hall: With access to loft space with drop down hatch. Doors lead off to...

Bedroom: 11'7" x 10'11" (3.53m x 3.33m)

With window to the front elevation. Single radiator with thermostatic valve.

Bedroom: 10'11" x 5'9" (3.33m x 1.75m)

Minimum measurement. Window to the front elevation. Single radiator with thermostatic valve. Double plus single built-in wardrobes.

Bedroom: 12'7" x 9'10" (3.84m x 3m)

With the potential to serve as the Annexe Bedroom. Built-in wardrobe cupboard. Single radiator with thermostatic valve. High window to the side elevation along with a further window to the rear extension.

Wet Room: Completed in 2024 and with a drained floor along with an 'off floor' suite comprising wc and wash hand basin.

Mira shower to the shower area. Single radiator with thermostatic valve. Window to the rear elevation.

Annexe Entrance Hall: Approached via specific side access with outer door to a recessed storm porch. The part glazed door opens to an initial hall space giving access left to the probable bedroom along with right to the two remaining linked rooms and bathroom.

Bathroom: Fitted with a coloured suite comprising panelled bath with Triton T80si shower over, wc and pedestal wash basin. Tiling. Window. Vanity light.

Reception Room: 16'1" x 9'1" (4.9m x 2.77m)

Potentially adaptable depending on requirements with scope for kitchenette use. Corner cupboard housing hot water storage tank. Single radiator with thermostatic valve. Window to the entrance area. Larger additional window. Telephone point etc.

Reception Room: 16'1" x 10'11" (4.9m x 3.33m)

A likely lounge space but as with the other spaces offers flexibility of use. Window plus sliding patio doors which lead out to a conservatory type space at the rear. Single radiator with thermostatic valve. Television point etc.

Conservatory: appearing to be of timber frame construction and with polycarbonate roof and sliding outer patio door.

Outside: Meadow Way is set back from the road behind an established screen hedge, which itself is set slightly back from the road creating a wide splay. The driveway extends past the bungalow to the rear where a DOUBLE GARAGE can be found, built as a single space but more recently partitioned to create two separate spaces each with an up and over door along with power and light connected. The right hand side garage has a side access door and window. The left and right garage spaces measure internally 19' x 9'9 (5.78m x 2.98m) and 18'11 x 9'9 (5.77m x 2.98m) respectively. The gardens are in the main laid to grass

and both a GREENHOUSE & GARDEN SHED will remain. The site extends to approximately 0.21 Acres (0.09 Hectares) (Source: Goview/Promap).

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

Environment Agency Flood Risk Assessment: Further details relating to risk of flooding can be found by pasting this link into your browser:
<https://check-long-term-flood-risk.service.gov.uk/risk#>

Ofcom Mobile & Broadband Checker: Details relating to Mobile & Broadband coverage can be found by pasting the following link into your browser:
<https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=IP237JL&uprn=200003815278>

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: Meadow Way, Stanwell Green, Thorndon, IP23 7JL

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 F.

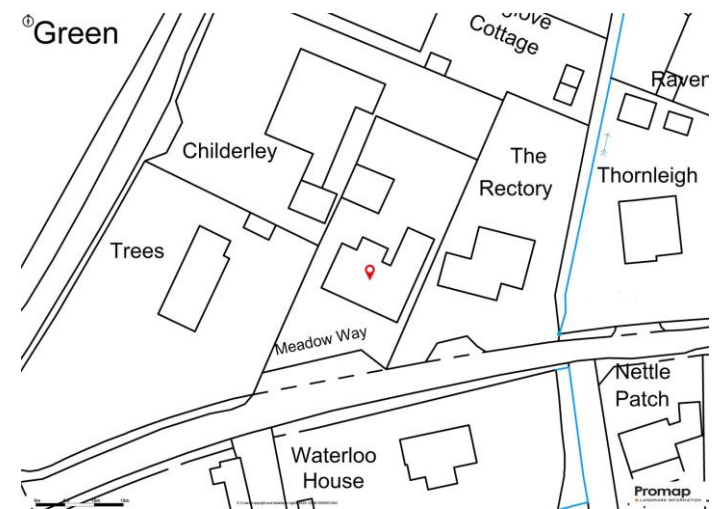
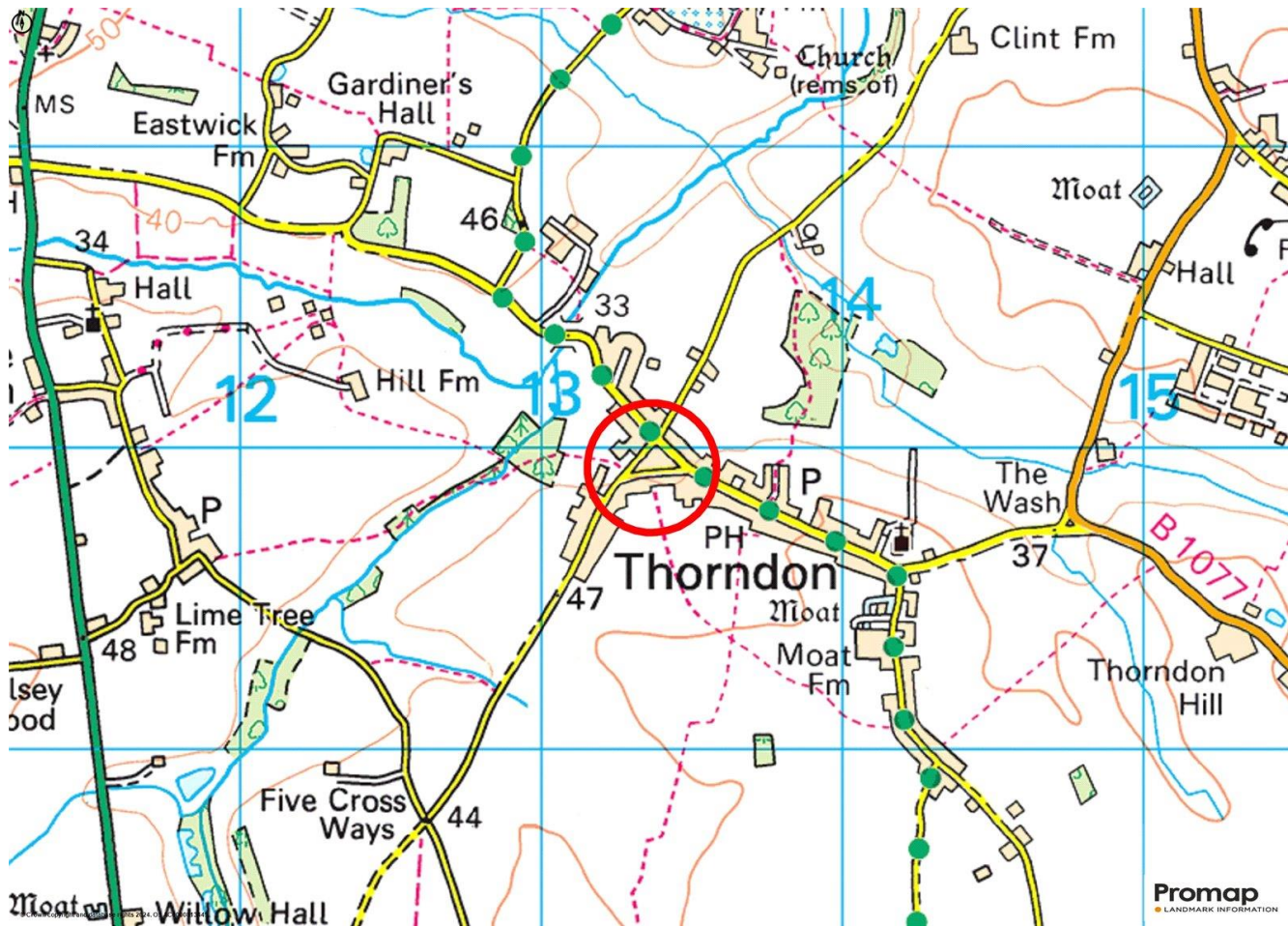
Tenure & Possession: The property is for sale freehold with vacant possession upon completion.

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

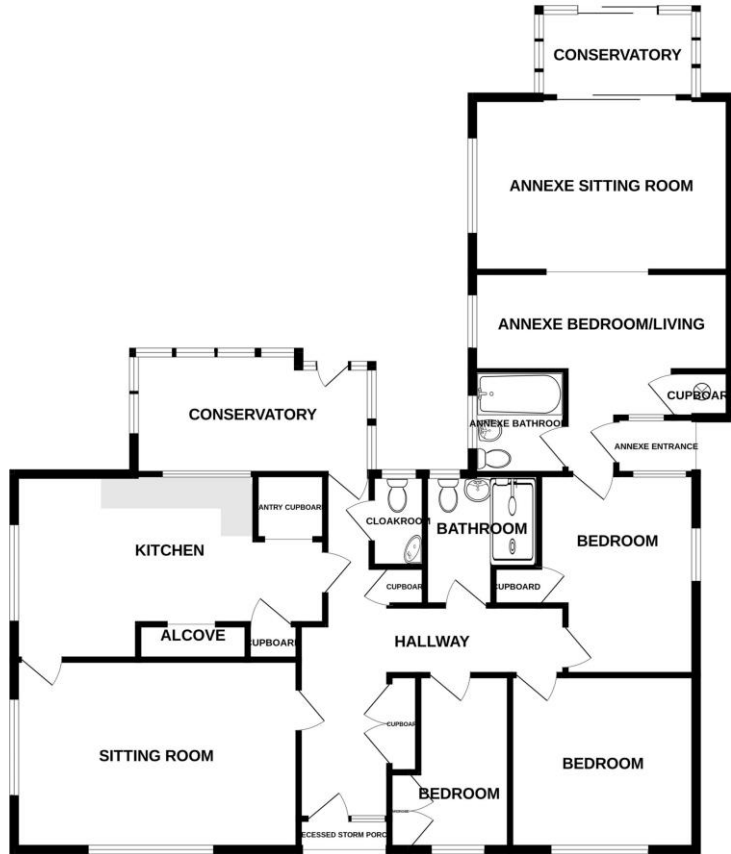
Directions

Meadow Way can be found set back along the side road linking The Street with Thwaite Road. A sale board is erected in order to assist in identification.



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | 77 |
| (55-68) D | 63 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

GROUND FLOOR
1539 sq.ft. (143.0 sq.m.) approx.



TOTAL FLOOR AREA: 1539 sq.ft. (143.0 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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