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Mill Road, Thorpe Abbots,
Nr Harleston, Norfolk

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ESTATE AGENTS



Diss - 6.3 miles
Harleston - 5.2 miles
Norwich - 25.1 miles

Mill Road, Thorpe Abbotts

Situated in the quiet village of Thorpe Abbotts in a small enclave of just three detached properties, this beautifully presented three bedroom detached house benefits from conservatory, private and well maintained rear garden with lovely rural views, single garage and driveway parking.

Accommodation comprises briefly:-

- Entrance Hall
- Cloakroom
- Kitchen/Dining Room
- Sitting Room with open fire
- Conservatory with utility area
- Three Bedrooms
- Bathroom
- Single Garage and parking
- Private rear garden
- Rural views to the rear
- Double glazing
- Quiet village location



The Property

A timber entrance door leads to the hallway with window to side aspect and door to cloakroom with WC and wash basin set in vanity unit. An opening leads through to the kitchen/dining room with stairs leading to the first floor, windows to front and rear aspect and door through to the conservatory. The kitchen is well fitted with a range of matching painted, base and wall units, eye level double 'Neff' oven and 'Hotpoint' hob with extractor over, single drainer ceramic sink, oil fired boiler and space for freestanding fridge/freezer, door to conservatory and sitting room. The sitting room is lovely and bright with window to front aspect, brick open fireplace and double doors leading to the conservatory. The conservatory has two sets of doors leading out to the garden with a utility area to one end fitted with a range of base and wall units with space and plumbing for washing machine and attractive dresser unit.

Stairs lead to the first floor to a spacious landing with window to the rear aspect, access to the roof space and doors to the bedrooms and bathroom. Two double bedrooms overlook the front aspect both with built-in wardrobe cupboards and a further single bedroom overlooks the rear. The bathroom completes the accommodation and comprises panelled bath with shower over, WC and wash basin set in vanity unit and window to rear aspect.





Outside

The property is approached via a shared driveway which leads to the single garage with up and over door, power and light connected and personal door leading into the rear garden. The front garden is laid to lawn. The beautifully tended private rear garden is fully enclosed by fencing and mainly laid to lawn with lovely views across open fields. There are a variety of established trees including birch, weeping willow, fig and cherry trees, well stocked flower and shrub borders and attractive rose arch. The conservatory leads out onto a decked seating area which runs the entire length of the house, making it an ideal area for outside entertaining during the summer months. There is a timber garden shed as well as a further covered storage area and attractive feature wall with gate leading to the side.

Location

The property is nestled in a small enclave of just three properties, within the rural village of Thorpe Abbots. The village is located just off the A143 which links Bury St Edmunds to Great Yarmouth and is only a 10 minute drive to Diss train station which has frequent trains to Ipswich, Norwich and London Liverpool Street. Although the village does not have any day-to-day facilities, it does benefit from a village hall and parish church. Only a short drive away are the towns of Harleston and Diss, which both have supermarkets, schools and an abundance of independent shops. The nearest primary school is located in Dickleburgh and is rated as outstanding by 'Ofsted'.

Fixtures & Fittings

All fixtures and fittings including curtains are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

Oil fired radiator central heating.
Mains water and electricity.
Private drainage shared with the neighbouring property.

Local Authority:

South Norfolk District Council
Tax Band: C
Postcode: IP21 4HX

Tenure

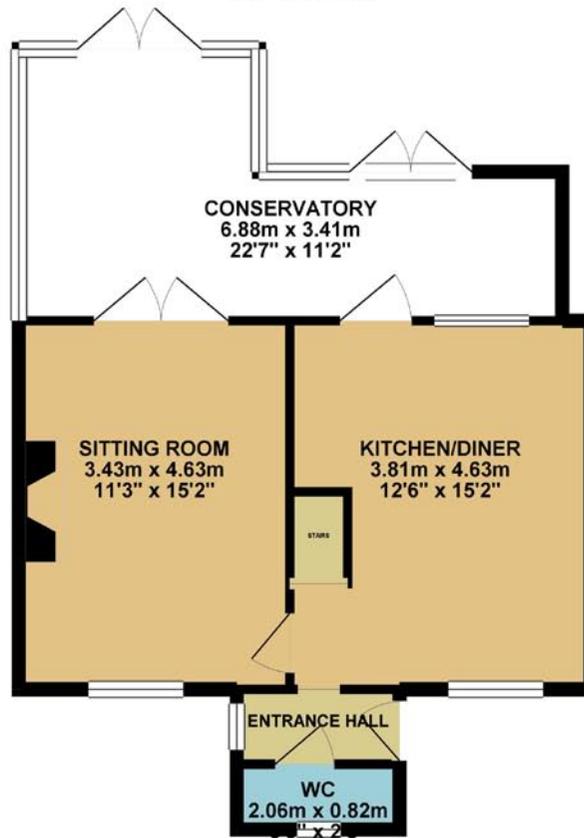
Vacant possession of the **freehold** will be given upon completion.

Agents' Note

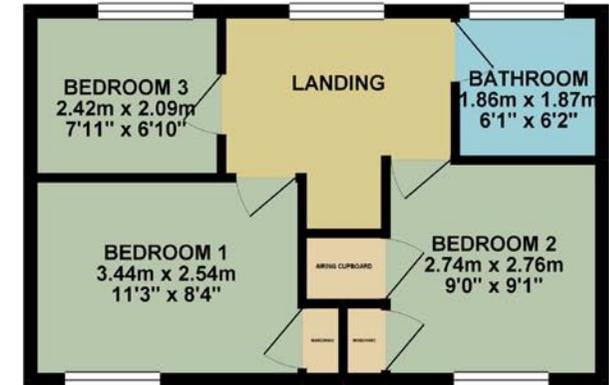
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £335,000

GROUND FLOOR 54.69 sq. m.
(588.72 sq. ft.)



1ST FLOOR 33.52 sq. m.
(360.82 sq. ft.)



TOTAL FLOOR AREA : 88.22 sq. m. (949.54 sq. ft.) 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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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB: 1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.

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