



**Thorns Meadow, Thorns Corner, Wickhambrook CB8 8XW**

**Guide Price £395,000**



**Morris Armitage**

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## Thorns Meadow, Thorns Corner, Wickhambrook CB8 8XW

An immaculately presented modern semi-detached family home standing at the end of this private development of 5 houses, offering some delightful countryside views overlooking rolling farmland.

Incredibly deceptive and offering generous size rooms arranged three floors, this cleverly planned property offers accommodation to include entrance hall, living room/dining room, kitchen, cloakroom, four generous size rooms ( ensuite to master ) and a family bathroom. Benefiting from double glazing.

Externally the property offers landscaped garden with fabulous views and a garage with additional parking space.

### Entrance Hall

Part glazed door leading to the front. Door to cloakroom. Double radiator. Stairs to first floor landing.

### Kitchen

Modern, Howdens kitchen with a range of white, 'soft close' eye and base level cupboards with solid oak worktop over. Ceramic sink and drainer with mixer tap over. Integrated double oven with electric hob and extractor over. Space and plumbing for dishwasher and washing machine. Space for fridge/freezer. Attractively tiled throughout working areas. Tiled flooring. Window overlooking front aspect. Doors leading to rear garden and entrance hall.

### Living/Dining Room

Beautifully presented, spacious living/dining room with dual aspect windows overlooking the rear and side gardens. French door with glazed side panels leading to rear garden. Bespoke built-in book case. Two double radiators. Doors leading to entrance hall and under stair cupboard.

### Cloakroom

White suite comprising low level W.C., and hand basin. Radiator. Door to entrance hall.

### First Floor Landing

Stairs leading to ground floor and second floor landing.

### Bedroom 2

Spacious room with built-in mirrored wardrobes, providing ample storage. Dual windows overlooking the rear aspect. Radiator. Door leading to first floor landing.

### Bedroom 3

Spacious room with window overlooking front aspect. Radiator. Door leading to first floor landing. NB: Currently used as a study.

### Bedroom 4

Light room with window overlooking side aspect. Radiator. Door leading to first floor landing.

### Bathroom

Modern bathroom with white suite comprising low level W.C., pedestal hand basin with mixer tap over, panelled bath with mixer taps and wall mounted shower with glass screen. Attractively tiled to wet areas. Tiled flooring. Obscured window overlooking front aspect. Radiator. Door leading to landing.

### Second Floor Landing

Door to Master bedroom. Built-in cupboard with hanging rail. Stairs leading to first floor landing.

### Master Bedroom

Beautifully presented, spacious double room with built-in mirrored wardrobes. Dormer window overlooking rear aspect. Radiator. Loft hatch. Doors leading to en suite and second floor landing.

### En Suite

Modern en suite with white suite comprising low level W.C., pedestal hand basin with mixer tap over and splashback tiles and generous walk-in, fully tiled shower cubicle. Built-in generous airing-cupboard with wooden shelving. Tiled flooring. Velux window. Door to Master bedroom.

### Outside - Front

Block paved path leading to half glazed door with storm porch over. Area currently laid with slate. Large shed. Side access gate to rear garden. Garage.

### Outside - Rear

Charming garden with patio area off living/dining room. Central, well maintained lawn area surrounded by well stocked flower and shrub beds. A further patio/seating area with an array of planting to the side of the property. Boundary fence and hedging with views over open countryside. Access gates to the fields at the rear and to the front.

### PROPERTY INFORMATION

Maintenance fee - n/a

EPC - C

Tenure - Freehold

Council Tax Band - D (West Suffolk)

Property Type - Semi-detached House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 145 SQM

Parking – Garage & parking space

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Air Source Heat Pump

Broadband Connected - tbc

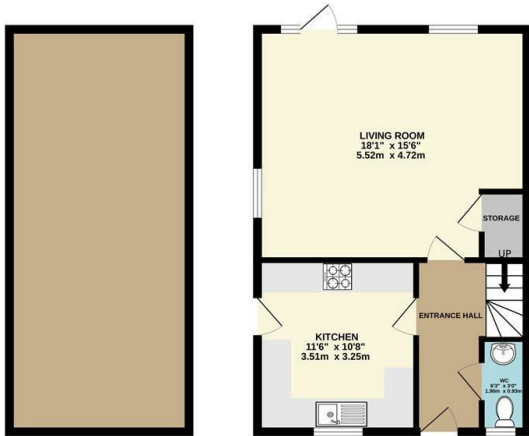
Broadband Type – Superfast available, 80Mbps

download, 20Mbps upload

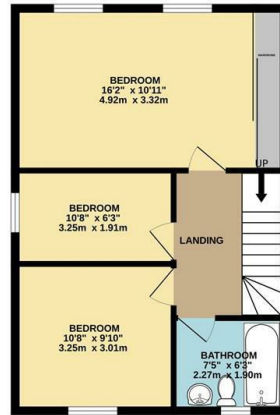
Mobile Signal/Coverage – Ofcom state limited

Rights of Way, Easements, Covenants – None that the vendor is aware of

GROUND FLOOR  
815 sq.ft. (75.7 sq.m.) approx.



1ST FLOOR  
489 sq.ft. (45.4 sq.m.) approx.



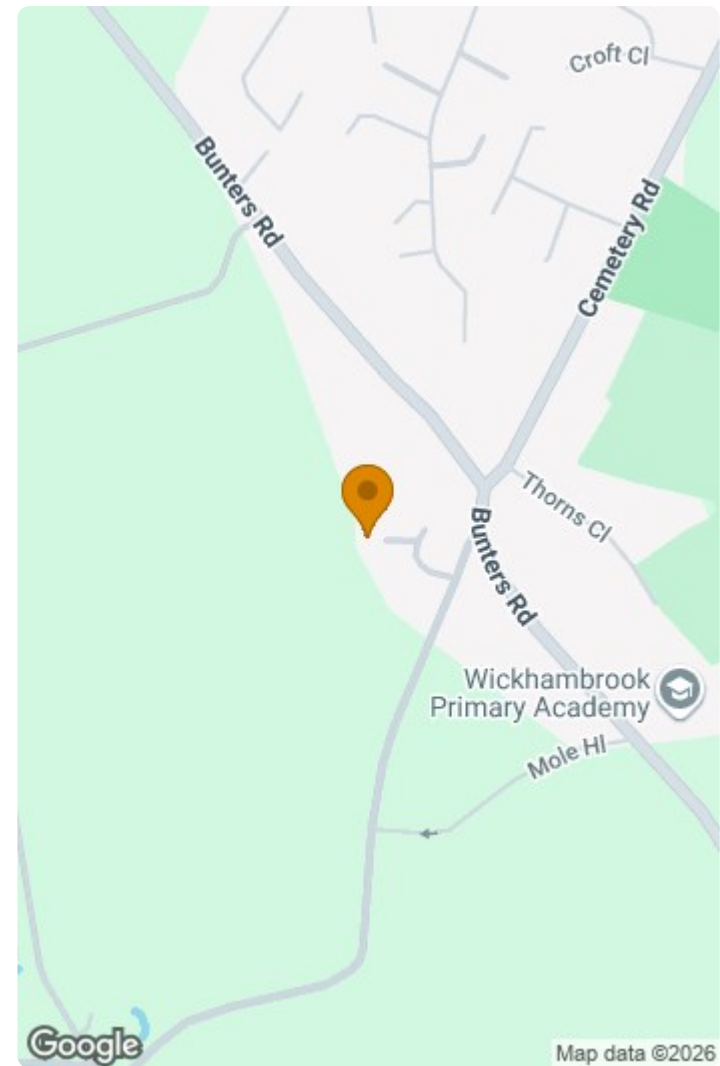
2ND FLOOR  
288 sq.ft. (26.8 sq.m.) approx.



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TOTAL FLOOR AREA : 1593 sq.ft. (148.0 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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| Energy Efficiency Rating |           | Environmental Impact (CO <sub>2</sub> ) Rating |           |
|--------------------------|-----------|--|-----------|
| Current                  | Potential | Current  | Potential |
| 75                       | 84        |  |           |

Energy Efficiency Rating scale (A-G):  
 A: 92-101 kWh/m²  
 B: 81-91 kWh/m²  
 C: 69-80 kWh/m²  
 D: 55-68 kWh/m²  
 E: 45-54 kWh/m²  
 F: 35-44 kWh/m²  
 G: 1-34 kWh/m²

Environmental Impact (CO<sub>2</sub>) Rating scale (A-G):  
 A: 0-10 g/kWh  
 B: 11-15 g/kWh  
 C: 16-20 g/kWh  
 D: 21-25 g/kWh  
 E: 26-30 g/kWh  
 F: 31-35 g/kWh  
 G: 36-45 g/kWh

EU Directive 2002/91/EC

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