



St. Margarets Place, Stradishall

Guide Price £280,000

LEE WILKINSON

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St. Margarets Place, Stradishall

Lee Wilkinson Estate Agents are pleased to offer for sale this delightful three bedroom, semi detached house, in the lovely village of Stradishall. The property sits on a lovely size plot with good gardens to both the front and rear, offering scope for potential extensions, should the new owners wish, and subject to the relevant planning permissions. The house also offers scope to further improve internally, through decoration and updating, again to personal taste. The rear garden also benefits from a large workshop, and additional garden buildings, as well as raised vegetable beds and great patio area. Inside, the sitting room is of good size and benefits from a multi-fuel stove. Stradishall is a great village, with the closest town being Clare, which is approx. 4.5 miles away, with Bury St Edmunds, Haverhill, Sudbury and Newmarket also all within easy reach, and the City of Cambridge slightly further afield.

Property Ref; LW0712





Sitting Room

4.94m max x 3.34m max (16'2" x 10'11")

Multi fuel stove set into chimney with tiled hearth. Wood effect flooring, Large window to front aspect and two windows to rear, all with pleasant garden views, and bringing plenty of light into the room. Door through to;

Kitchen/Diner

4.95m max x 3.66m max (16'2" x 12'0")

Another lovely bright and airy room. The kitchen is fitted with cream, shaker style wall and base units with wood effect worksurface over and stainless steel sink and drainer inset with mixer tap over. Double oven with four ring hob and extractor over. Space and plumbing for washing machine, and dishwasher, as well as space for fridge/freezer. Part tiled walls and wood effect floor. Large under stairs cupboard. Two windows to the side aspect and another large window to the front, all of which are fitted with wooden slatted blinds. Door through to;



Bedroom 1

4.95m x 2.74m (16'2" x 8'11")

A well proportioned lovely bright dual aspect room, with windows to both front and rear aspects. Over-stairs built in storage cupboard.

Bedroom 2

3.3m max x 3.84m max (10'9" x 12'7")

Window to front aspect. Access to loft space.

Bedroom 3

2.61m max x 2.48m max (8'6" x 8'1")

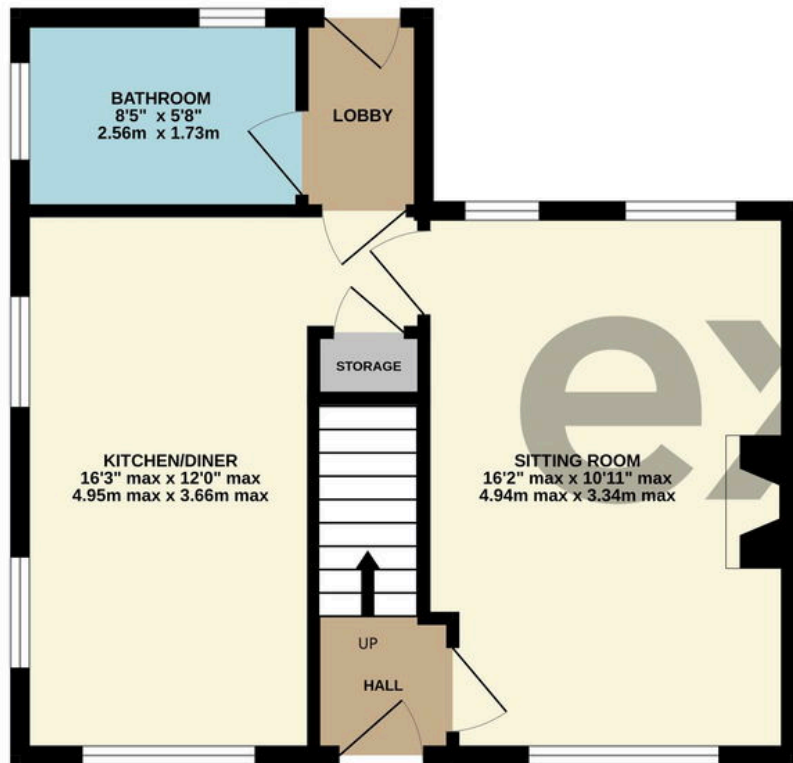
Large cupboard housing hot water tank.
Window to rear aspect.

Outside

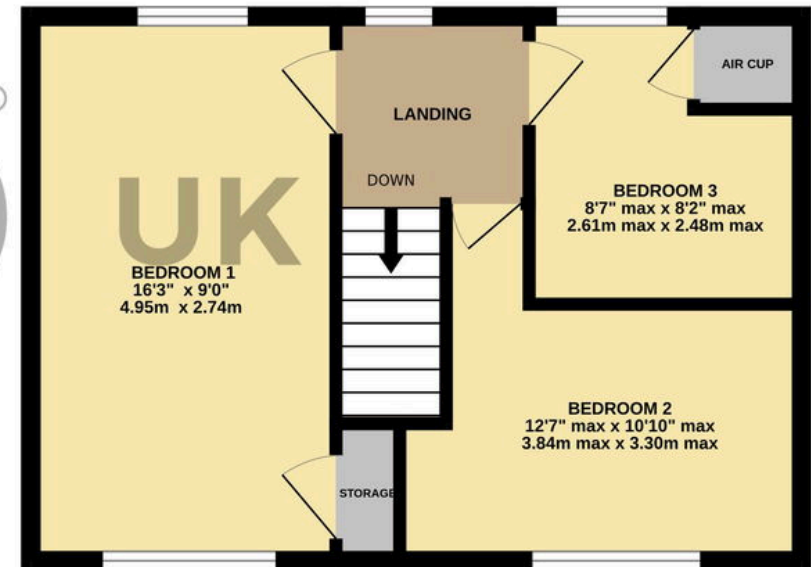
To the front of the property, the garden is of good size and mainly laid to lawn with mature hedge border and small trees interspersed. Wooden fencing completes the boundary. The remainder of the gardens can be accessed to the side of the property via a wooden gate. To the side is a greenhouse and log store. To the rear a paved patio adjoins the house, providing a perfect space for outdoor entertaining. The rear garden again is a good size. Brick built shed, which houses the boiler and is fitted with power and light. Wooden summerhouse with additional decked seating area. Raised wooden sleeper fruit and vegetable beds. Storage shed and large workshop (2.96m x 5.86m). The remainder of the garden is laid to lawn with mature shrubs interspersed.



GROUND FLOOR
437 sq.ft. (40.6 sq.m.) approx.



1ST FLOOR
374 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA : 811 sq.ft. (75.4 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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