



St. Margarets Place, Stradishall

Offers Over £325,000

LEE WILKINSON
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St. Margarets Place, Stradishall

Lee Wilkinson Estate Agents are pleased to offer for sale, this superb three bedroom, semi detached family home, set on a generous plot in the lovely village of Stradishall. The current owners of this property have extended to include an upstairs bathroom as well as a sun room, making the most of the garden, as well as replacing the kitchen and several other home improvements. The garden is a particular highlight offering plenty of space to the front, side and rear, with shingled driveway providing plenty of off road parking. Towards the rear of the plot is a Nordic Luoman wooden cabin, which is currently used as additional guest accommodation, with its own shower room, but could be used for a variety of purposes or hobbies. This lovely home is located in 'old' Stradishall, which offers fantastic access to the local towns of Clare, Bury St Edmunds, Haverhill and Newmarket, with Cambridge within commutable distance too.

Property Ref; LW0712





Part glazed wooden entrance door, leading into;

Entrance Hall

Stairs to first floor and doors through to;

Sitting Room

4.93m x 3.34m (16'2" x 10'11")

A lovely bright and airy room, with large window to front aspect and glazed double doors leading into the rear garden. Wooden effect flooring.





Kitchen

4.93m max x 3.67m max (16'2" x 12'0")

Fitted with a range of both wall and base units with solid wood worksurface over, and 1½ bowl ceramic sink and drainer inset with mixer tap over. Double eye level oven and separate four ring hob with extractor over and tiled splashback behind. Space and plumbing for large American style fridge/freezer. Integral dishwasher, and water softener. Large understairs open storage cupboard. Part tiled walls and tiled floor. Large window to front aspect making the most of the front garden and tree view beyond. Part glazed door through to;

Sun Room

3.69m max x 3.87m max (12'1" x 12'8")

Built on a brick base, and with glazing to three sides, with great views of both front and rear garden spaces. Glazed double doors leading onto the paved patio area. Tiled floor. Windows fitted with blinds.



Rear Lobby

1.56m x 1m (5'1" x 3'3")

Wooden stable style, part glazed door leading into the rear garden, and window to the side aspect. Tiled floor. Leading through to;

Utility Room

1.56m x 1.78m (5'1" x 5'10")

Fitted with a range of wall and base units with complimentary worksurface over. Space and plumbing for both washing machine and separate dryer. Part tiled walls. Obscured window to rear aspect and door through to;

W/C

1.56m x 0.71m (5'1" x 2'3")

Fitted with a W/C and corner pedestal hand basin with tiled splashback. Obscured window to side aspect.



1st Floor

Landing

Fitted with ceiling light tube, bringing in natural light to this area. Doors through to;

Bedroom 1

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

Fitted with an extensive range of bedroom furniture, as well as over stairs storage cupboard. Window to front aspect.





Bedroom 2

3.35m max x 3.4m max (10'11" x 11'1")

Window to front aspect, access to loft space, built in wardrobe and wood effect flooring.

Bedroom 3

2.59m x 2.48m (8'5" x 8'1")

Window to rear aspect with lovely garden views. Wood effect flooring.

Bathroom

1.69m x 3.66m (5'6" x 12'0")

Fitted with a four piece suite comprising double ended bath tub with centre mixer tap and shower attachment, W/C, pedestal wash basin and corner shower enclosure with thermostatic shower. Heated towel rail and illuminated wall mirror, which also has an electric shaver point. Part tiled walls and window to rear aspect.

Outside

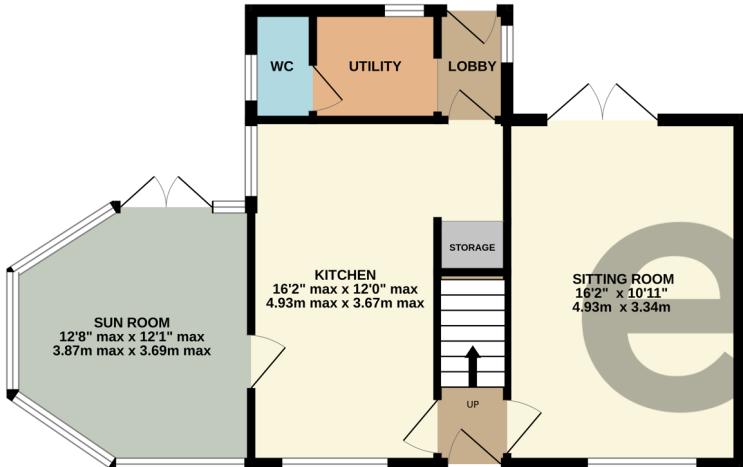
To the front of the property the garden space is mainly laid to lawn with mature shrubs and plants in well stocked borders. There is a shingle driveway providing plenty of off road parking. The front garden runs around the side of the property, which benefits from apple trees. To the rear, and adjoining the property is a paved patio area, ideal for outdoor entertaining. The garden is enclosed by low level fencing and hedges. There are two wooden storage sheds and a disused polytunnel. Towards the rear of the garden is the log cabin.

Log Cabin

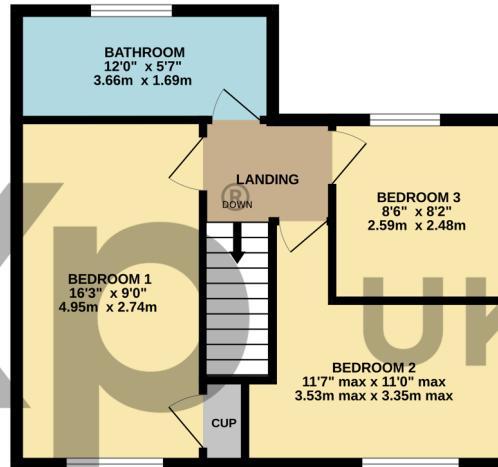
3.81m x 5.6m (12'6" x 18'4")

A Luoman Log Cabin, which is a great solid structure, and is divided into three separate living spaces, a living area, bedroom and shower room. The shower room comprises W/C, pedestal wash basin and shower enclosure with electric shower, there is also a loft area above the bathroom/bedroom areas, which is accessed via a wooden ladder. The building is fitted with radiators two windows to the front aspect and two to the side aspects. A great space for a studio, guest accommodation, playroom, or home gym.

GROUND FLOOR
554 sq.ft. (51.5 sq.m.) approx.



1ST FLOOR
434 sq.ft. (40.3 sq.m.) approx.



GARDEN BUILDING
230 sq.ft. (21.3 sq.m.) approx.



TOTAL FLOOR AREA : 1218 sq.ft. (113.2 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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