

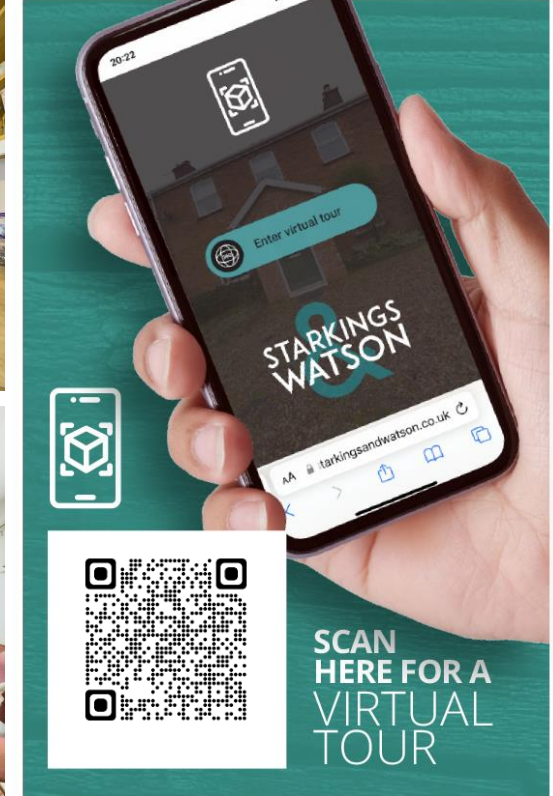
STREET FARM

Laxfield Road, Stradbroke IP21 5HX

Freehold | Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01379 450950

FOR SALE  
PROPERTY



For our full list of available properties, or for a FREE INSTANT online valuation visit

[starkingsandwatson.co.uk](http://starkingsandwatson.co.uk)





- Detached Single Storey Home
- Recently Built in a Barn Style
- Newly Fitted Kitchen/Dining Room
- Sitting Room with Woodburner
- Four Ample Bedrooms & Two Shower Rooms
- Solar Panels with Feed in Tariff
- Wrap Around Gardens with Sheds
- Carport and Allocated Parking

#### IN SUMMARY

Found TUCKED AWAY on a SMALL and RECENTLY CONVERTED COMPLEX of INDIVIDUALLY DESIGNED HOMES, is this DETACHED SINGLE STOREY property. Built in the style of BARN, the property offers almost 1500 SQ FT (stms) with very flexible accommodation and lovely PRIVATE GARDENS. Externally there are TWO ALLOCATED PARKING SPACES and another space under the CAR PORT to the side as well as LANDSCAPED GARDENS wrapping around the property. Internally you will find an OPEN PLAN kitchen/dining room with utility, IMPRESSIVE MAIN SITTING ROOM with WOODBURNER and doors onto the garden as well as dining room OR bedroom. In addition you will find TWO SHOWER ROOMS, a study bedroom and THREE FURTHER BEDROOMS offering a lot more space than you might first expect to find as well as benefitting from SOLAR PANELS. The property is located within the popular village of STRADBROKE with a wide range of local amenities.

#### SETTING THE SCENE

The property is approached from the road onto a private driveway giving access to a number of neighbouring properties. Willow Cottage can be found around the first corner on the left hand side with 2 allocated parking

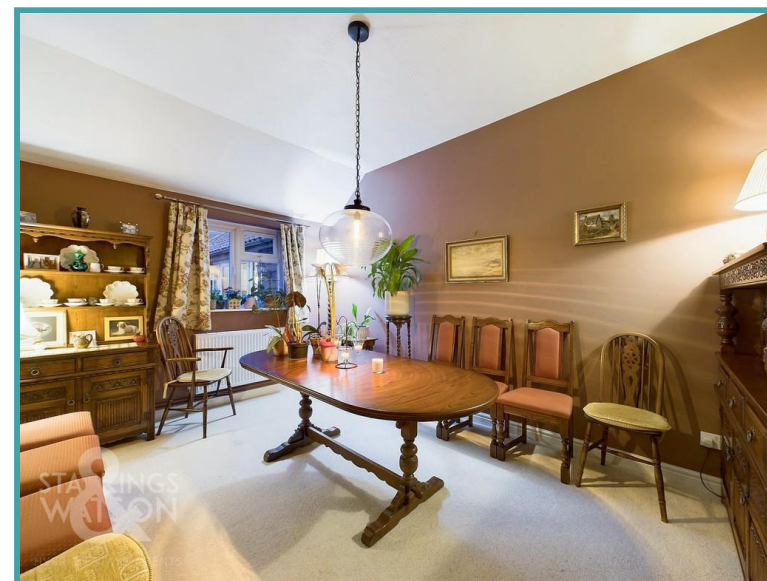
space found opposite. To the side of the main entrance is hard standing parking under a covered car port. The main entrance is found to the front.

#### THE GRAND TOUR

Entering the property via the main entrance door to the front/side you enter a small entrance porch with fitted cupboard and access to the shower room which is fully tiled. You then enter the kitchen/dining room with vaulted ceiling and exposed beams as well as doors onto the side garden. The kitchen has been recently re-fitted with a wide range of units and wood effect work-surfaces over. The kitchen offers integrated appliances including double electric oven and grill, induction hob and extractor fan over, dishwasher as well as space for the dining table. The utility room leads off the kitchen with another range of fitted units and space for white goods including washing machine. To the rear of the kitchen you will find a rear lobby with access to the garden and the sitting room beyond. The sitting room features wood effect flooring and a feature woodburner as well as double doors onto the rear garden. Back from the kitchen there is access to the inner hallway with storage cupboard and loft hatch access. The first room on the right is the impressive dining room or possible bedroom and then a second shower room straight ahead. You will then find a single bedroom, study room and the two main double bedrooms at the end of the hallway.

#### THE GREAT OUTDOORS

The private gardens are found to all sides of the property. To the left hand side accessed via a secure gate from the driveway is a paved terrace with sleepers and pond as well as timber shed. This leads around the side to the rear where there is another large timber built



To arrange an accompanied viewing please call our  
Diss Office on **01379 450950**



workshop with power and light and a greenhouse next to the vegetable garden. The final part of the garden is the lawned section to the rear with planted borders to the side and a large paved terrace ideal for outside dining. From the terrace there is gated access to the car port and doors leading into the rear of the property.

#### OUT & ABOUT

Stradbroke is a traditional rural village with excellent local facilities including public house, bakery, post office, primary and secondary school and other local amenities. A wider range of shopping facilities are available in Harleston, approximately six miles away and Diss, which also boasts a mainline train station to London Liverpool Street via Ipswich with the journey taking approximately 90 minutes.

#### FIND US

Postcode : IP21 5HX

What3Words : ///outhouse.massing.broadens

#### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

#### AGENTS NOTE

Buyers are advised there are solar panels to the rear roof generating an income. The driveway approached is shared access with all other properties adjoining. There are mains water and electricity to the property with central heating providing via oil. Drainage is provided via a shared sewerage treatment plant with the other properties in the complex with associated shared costs applicable.

**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



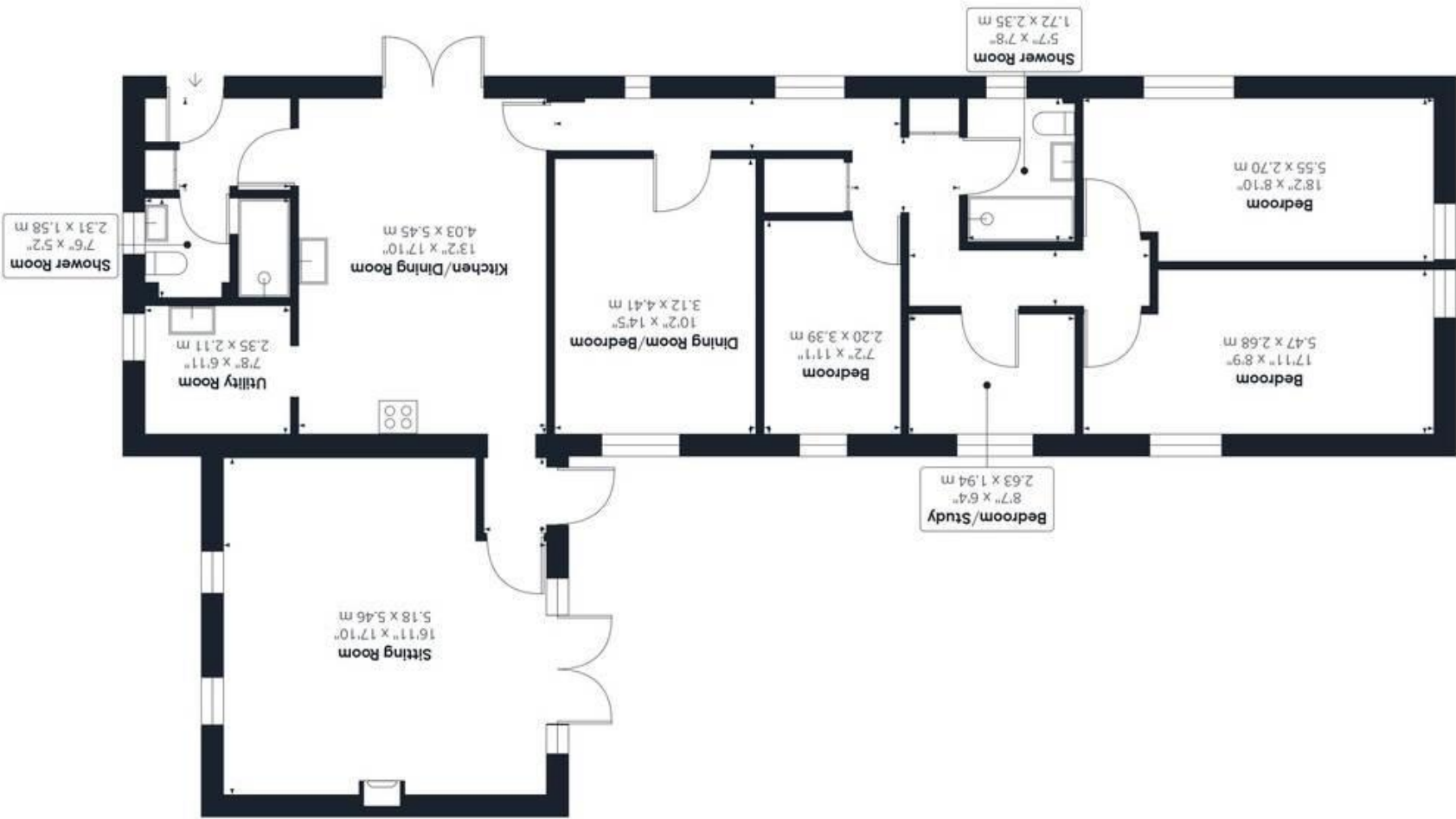
For our full list of available properties, or for a FREE INSTANT online valuation visit

[starkingsandwatson.co.uk](http://starkingsandwatson.co.uk)

**GIRAFFE 360**

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Excluding balconies and terraces



Approximate total area™  
1460.82 ft²  
135.71 m²