



Church Street, Stradbroke - IP21 5HT



Church Street

Stradbroke, Eye

Located in THE HEART of the WELL SERVED village of STRADBROKE you will find this CHARMING timber framed PERIOD COTTAGE with an array of ORIGINAL FEATURES, presented in IMMACULATE ORDER THROUGHOUT. Having been entirely renovated the cottage is an ideal 'turn key' option for purchasers looking to move to the village and enjoy the area. The accommodation extending to approximately 1450 SQFT (stms) offers an entrance porch, THREE BEAUTIFULLY APPOINTED reception rooms, two of which have fireplaces, a garden room, W/C, BESPOKE FITTED KITCHEN with wooden worktops over and INTEGRATED NEFF APPLIANCES as well as utility room completing the ground floor. On the first floor, FOUR AMPLE BEDROOMS and a well fitted family bathroom. The main bedroom offers VAULTED CEILING and DRESSING ROOM. The rear garden is completely landscaped providing a stunning space to relax and entertain as well as OFF ROAD PARKING and MANICURED gardens to the front. Council Tax band: D
Tenure: Freehold
EPC Energy Efficiency Rating: E

- Attached Period Cottage
- Village Centre Location
- Presented In Immaculate Order
- Three Characterful Receptions
- Bespoke Kitchen & Utility Room
- Main Bathroom & W/C
- Four Ample Bedrooms
- Manicured Gardens & Driveway Parking

Stradbroke is a traditional rural village with excellent local facilities including public houses, bakery, butchers, post office, library, leisure centre and swimming pool, primary and secondary school, doctor's surgery 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.

SETTING THE SCENE

The property is approached from Church Street within the centre of the village via a cobbled driveway that provides off-road parking for two vehicles. Adjacent to this you will find a landscaped cottage-style front garden, which is enclosed by wrought iron railings and a low-level redbrick wall.



A cobbled terrace overlooks a circular lawn, with beautifully planted flowerbeds to side. The main entrance door is found to the front of the cottage.

THE GRAND TOUR

Entering via the main entrance door you will find a very useful entrance porch with original pamment tiled flooring and space for coats and shoes with a door leading into the main property. To the right you will find the principal sitting room with exposed timber beams throughout as well as a feature brick fireplace housing a woodburner. The main reception room provides access to the kitchen, garden room and dining room beyond. You will also find a cleverly built in window seat storage and two windows overlooking the frontage. The dining room to the rear offers a lovely bright space with a window to the front with steps leading down from the main sitting room. The garden room, accessed via a set of internal double doors off the sitting room, offers a small reception space leading onto the garden as well as providing access to the generously proportioned downstairs WC with built in storage cupboard. The bespoke fitted kitchen to the rear of the property has been cleverly planned and designed by a local company Clarendon Kitchens and offers a range of bespoke wall and base level units with oak worktops over, as well as a range of integrated appliances to include double eye level NEFF ovens, five ring AEG induction hob and extract fan with lighting over, AEG integrated dishwasher, the external water softener, integrated wine rack and further shelving as well as hide and slide oven pan drawers. There is also a well proportioned larder cupboard with shelving as well as one and a half bowl sink unit with a mixer tap over and waste disposal unit. The kitchen also offers tiled flooring and a range of original timber beams as well as a door leading through to the very useful utility room beyond. The utility offers space for a fridge/freezer, washing machine and tumble dryer with an oak work top over as well as rear door leading to the garden. Heading up to the first floor landing, you will find four bedrooms as well as the family bathroom.

The first room you will find is the family bathroom with a freestanding roll top bath as well as double walk in shower, WC and hand wash basin. On the opposite side of the landing there is a comfortable double bedroom with two windows overlooking the frontage as well as space for a double bed and a range of fitted wardrobes. Throughout all the rooms on the first floor you'll find original exposed timber beams. Heading further down the landing you will find the third bedroom which is again a comfortable double room with exposed brickwork, timber beams and a fitted storage cupboard. The fourth bedroom is currently set up as a study, but could be used in a number of different ways depending on preference. The feature master bedroom can be found at the end of the landing with a rather attractive vaulted ceiling, exposed beams with the addition of a walk in dressing room, which could become an en-suite if required. The master bedroom also offers a dual aspect to front and rear.

FIND US

Postcode : IP21 5HT

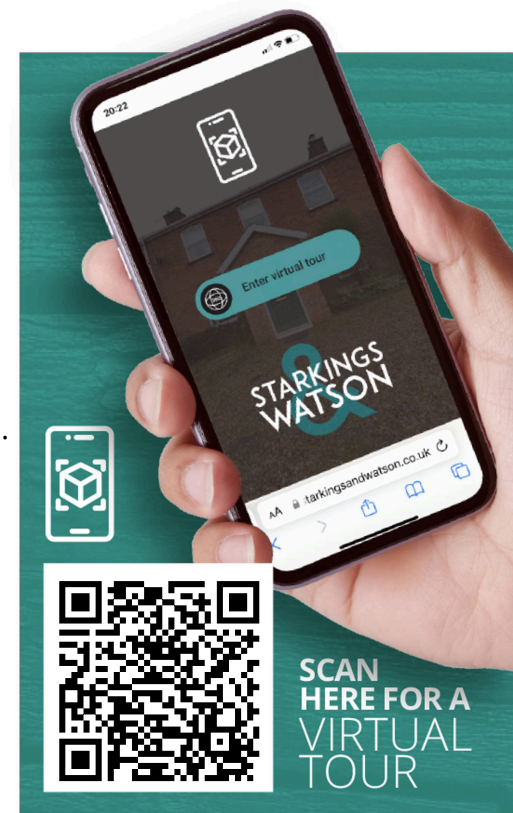
What3Words : ///credible.hugs.springing

VIRTUAL TOUR

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

AGENTS NOTE

Buyers are advised that the property is connected to mains water, drainage and electricity. Central heating is provided by oil.



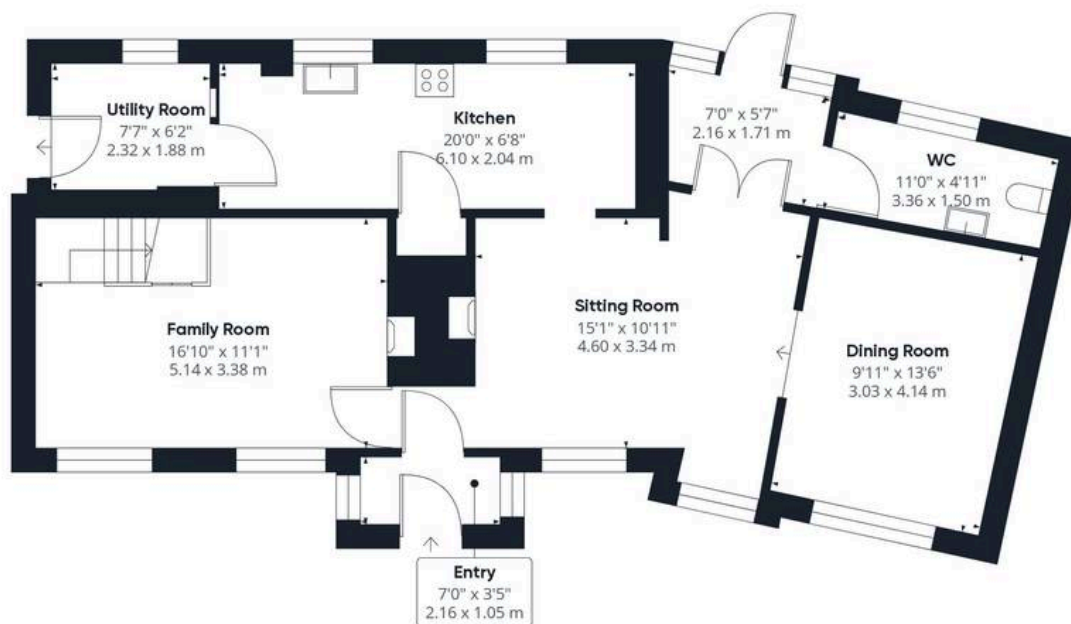




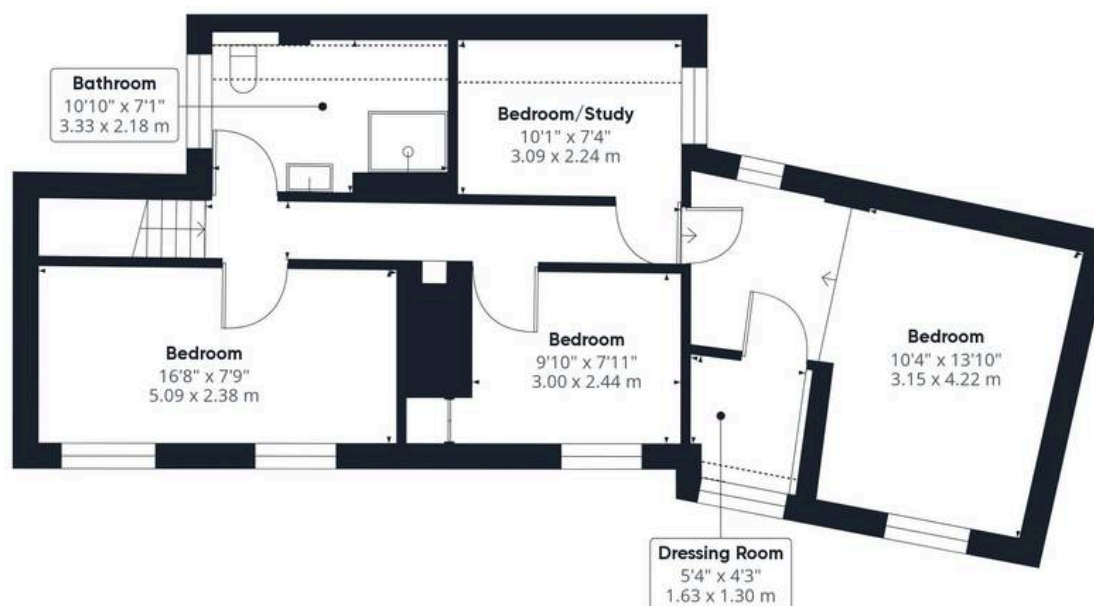
THE GREAT OUTDOORS

Access via the door in the utility room you will find the garden to the rear of the property which has been beautifully landscaped and exceptionally well maintained. The garden offers a main section of lawn which is flanked by a paved terrace dining area to one side and a smaller circular terrace on the other side with access to the garden room. To the rear boundary there is a raised bed that has been planted with bay trees, box topiary hedging and shrubs. The garden is enclosed by fencing and trellis work. There is gated access to the side of the cottage with a pathway leading to the front. There is also a discrete storage area with timber shed, outside tap and oil tank. The external water softener is concealed and you will also find external power points.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1469.27 ft²

136.5 m²

Reduced headroom

37.78 ft²

3.51 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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