



The Paddocks, Stradbroke - IP21 5HE





## The Paddocks

Stradbroke, Eye

Welcome to this IMPRESSIVE FOUR BEDROOM DETACHED FAMILY HOME, a true gem nestled in a renowned 'Hopkins Homes' built cul-de-sac within the popular village of STRADBROKE. This exceptional family home has recently undergone some renovations and is now ready to move straight in presented in EXCELLENT ORDER THROUGHOUT! The property boasts a spacious open plan sitting/dining room with a charming brick built fireplace, perfect for cosy evenings with loved ones. Additionally, there is a well-appointed kitchen/breakfast room with CENTRAL ISLAND and a separate UTILITY room for added convenience. Upstairs, you will find FOUR GENEROUSLY SIZED BEDROOMS with ample storage space and TWO BATHROOMS for optimal comfort and privacy. Outside, the property features private and SUNNY rear gardens, offering a tranquil retreat for relaxation and entertaining. With DRIVEWAY PARKING for TWO VEHICLES and a GARAGE, this home truly caters to all modern family needs.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C





- Impressive Detached Family Home
- Renowned 'Hopkins Homes' Built
- Small & Quiet Cul-De-Sac
- Recently Renovated & Ready Move Straight In!
- Open Plan Sitting/Dining Room With Fireplace
- Kitchen/Breakfast Room & Separate Utility
- Four Bedrooms With Storage & Two Bathrooms
- Private & Sunny Gardens, Driveway Parking & Garage

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

Approached towards the bottom of the quiet cul-de-sac with only a handful of homes you will find front lawns and manicured hedging with a pathway leading to the main entrance door to the front.



To the side there is a parking space with secure double gates leading to another parking space on the driveway. This in turn leads to the single garage beyond with an up and over door, power and light.

#### THE GRAND TOUR

Entering via the main entrance door to the front there is a very welcoming entrance hallway with stairs ahead to the first floor landing as well as engineered wood flooring and a storage cupboard. The w/c is found immediately to the left with the kitchen/breakfast room straight ahead. The kitchen offers a range of wall and base units with solid worktops over and undercounter lighting as well as a central breakfast bar island. There are integrated appliances to include eye level oven and grill as well as electric hob, dishwasher and fridge/freezer as well as a pantry cupboard. From the kitchen there is access into the separate utility room with a side door to the driveway. The utility provides further wall and base level storage with solid worktops over as well as space for washing machine. On the other side of the hallway is the open plan sitting and dining room, previously two rooms but knocked through recently to create a bright and sociable reception space. You will find the same wood flooring as well as fitted shutters to all the front facing windows. There is plenty of space for a large dining table as well as brick built fireplace and hearth suitable for a woodburner. Doors lead out from the sitting room to the rear garden beyond. Heading up to the first floor landing there is plenty of space well as airing cupboard and loft hatch access. Straight ahead is the recently re-fitted family bathroom with attractive wood panelling and bath with shower over, w/c and hand wash basin. To the rear of the house are two smaller bedrooms both with fitted wardrobes. To the front are the two larger bedrooms with the master room benefitting from three built in wardrobes and a re-fitted shower room/en-suite with double rainfall shower cubicle, w/c and hand wash basin.

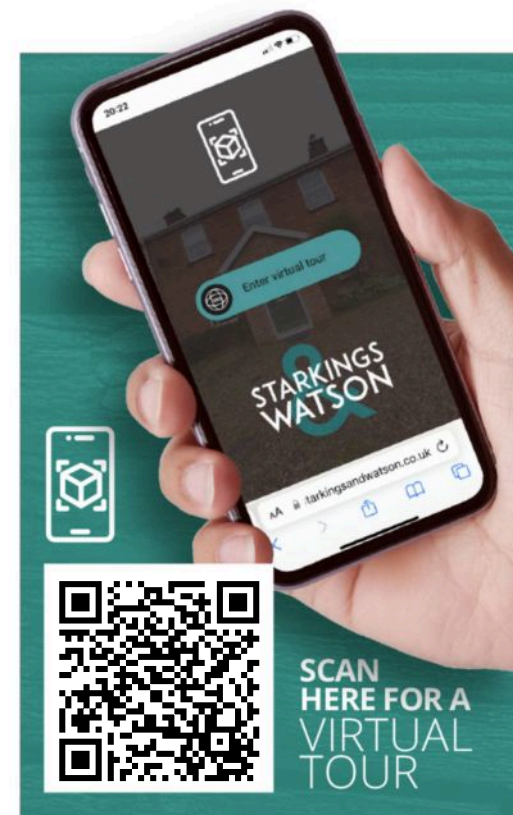
#### FIND US

Postcode : IP21 5HE

What3Words : ///pythons.initiated.optimally

#### VIRTUAL TOUR

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











## THE GREAT OUTDOORS

The enclosed rear garden provides a low maintenance and sunny space to be enjoyed all year round. The garden provides an extended patio area ideal for outside dining as well as lawns and planting borders. The oil tank is screened as well as having an electric retractable blind also providing shade. There is a gated side access leading to the driveway as well as personnel door into the garage.

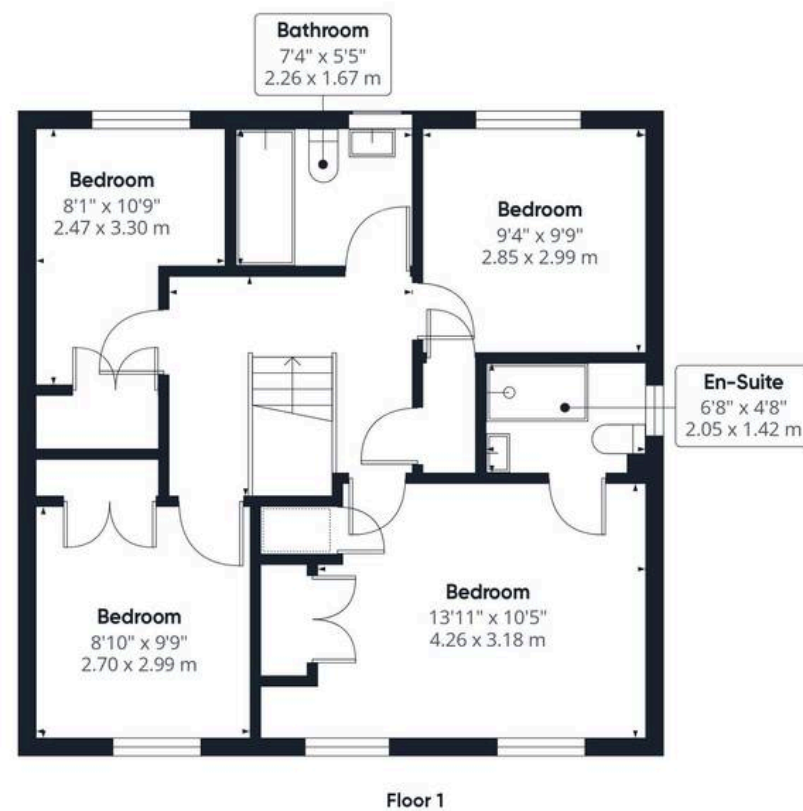
### Garage

Single Garage

### Driveway

2 Parking Spaces





**Approximate total area<sup>(1)</sup>**

1207.06 ft<sup>2</sup>

112.14 m<sup>2</sup>

**Reduced headroom**

8.33 ft<sup>2</sup>

0.77 m<sup>2</sup>

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE360**





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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.