



Stradbroke Road, Brundish - IP13 8BQ





## Stradbroke Road

Brundish, Woodbridge

Nestled within a SEMI-RURAL VILLAGE LOCATION, this charming TWO BEDROOM SEMI-DETACHED COTTAGE offers period features and exudes character and warmth. Upon entering, you are greeted by a cosy sitting room and study area featuring a WOODBURNER, creating a welcoming ambience perfect for relaxing evenings. The open plan and recently re-fitted kitchen/dining room to the rear of the house provides a versatile space for both cooking and entertaining, with ample natural light flooding the room. There is also a ground floor bathroom and an extended CONSERVATORY completing the ground floor. Upstairs, two generous bedrooms with an abundance of natural light can be found. Outside, the property boasts impressive and private gardens, offering a serene escape from the hustle and bustle of every-day life. Additionally, the DRIVEWAY provides convenient parking for TWO VEHICLES, making trips to nearby Framlingham, Stradbroke and Diss a breeze.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



- Semi-Detached Period Cottage
- Rural Village Location
- Impressive & Private Gardens
- Sitting Room With Woodburner
- Open Plan Kitchen/Dining Room
- Two Ample Bedrooms & Bathroom
- Driveway Parking For Two Vehicles
- Easy Access For Framlingham & Diss

The quiet and rural hamlet of Brundish lies a few miles south of Stradbroke and is within easy access of both Framlingham and Diss in opposite directions. Stradbroke being the closest village 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 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 via Stradbroke Road with off road parking on the driveway to the side of the cottage suitable for two vehicles. There is a gate from the driveway to the garden and the main entrance door can be found to the front of the house.



## THE GRAND TOUR

Entering via the main entrance door to the front you will find the main sitting room, a lovely bright spacious room suitable for sitting and a study also. The main room offers a dual aspect with plenty of natural light as well as a brick fireplace housing a woodburner. The sitting room offers access to the kitchen/dining room to the rear, as well as the bathroom and the stairs to the first floor. The bathroom is accessed via a small lobby with storage cupboard and features a tiled space with bath and shower over, as well as a hand wash basin and w/c. The re-fitted kitchen/dining room to the rear features a range of wall and base units with solid worktops over, as well as space for the dining table and plenty of space for all white goods also. There is also an integrated electric oven with electric hob and extractor fan over. The kitchen was replaced approximately five years previous. You will find access to the conservatory extension beyond the kitchen with direct access to the garden. Heading up to the first floor landing there are two bedrooms, both with built in storage cupboards. Both bedrooms benefit from plenty of natural light due to the orientation and aspect.

## FIND US

Postcode : IP13 8BQ

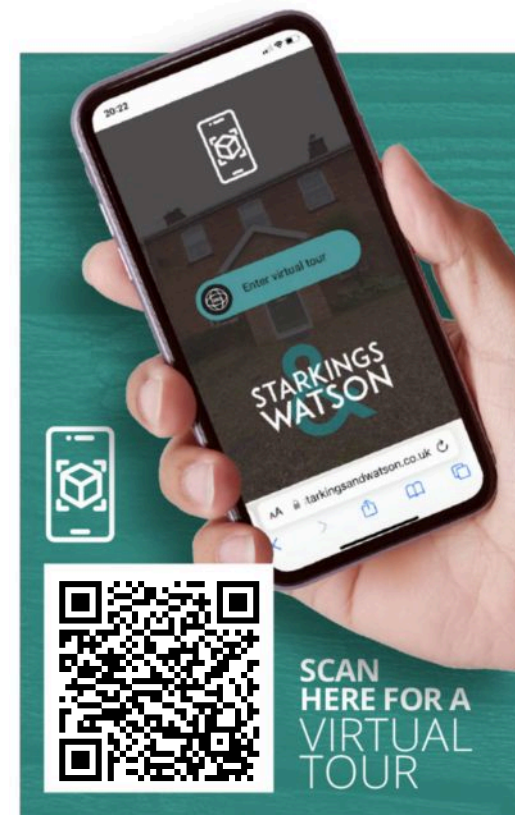
What3Words : ///candles.riverboat.curries

## VIRTUAL TOUR

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

## AGENTS NOTES

Buyers are advised there is mains electricity and water connected. Heating is provided by oil with a newly fitted boiler replaced in 2024. Drainage is private via sewerage treatment plant. A new roof was also re-done approximately 12 years ago.









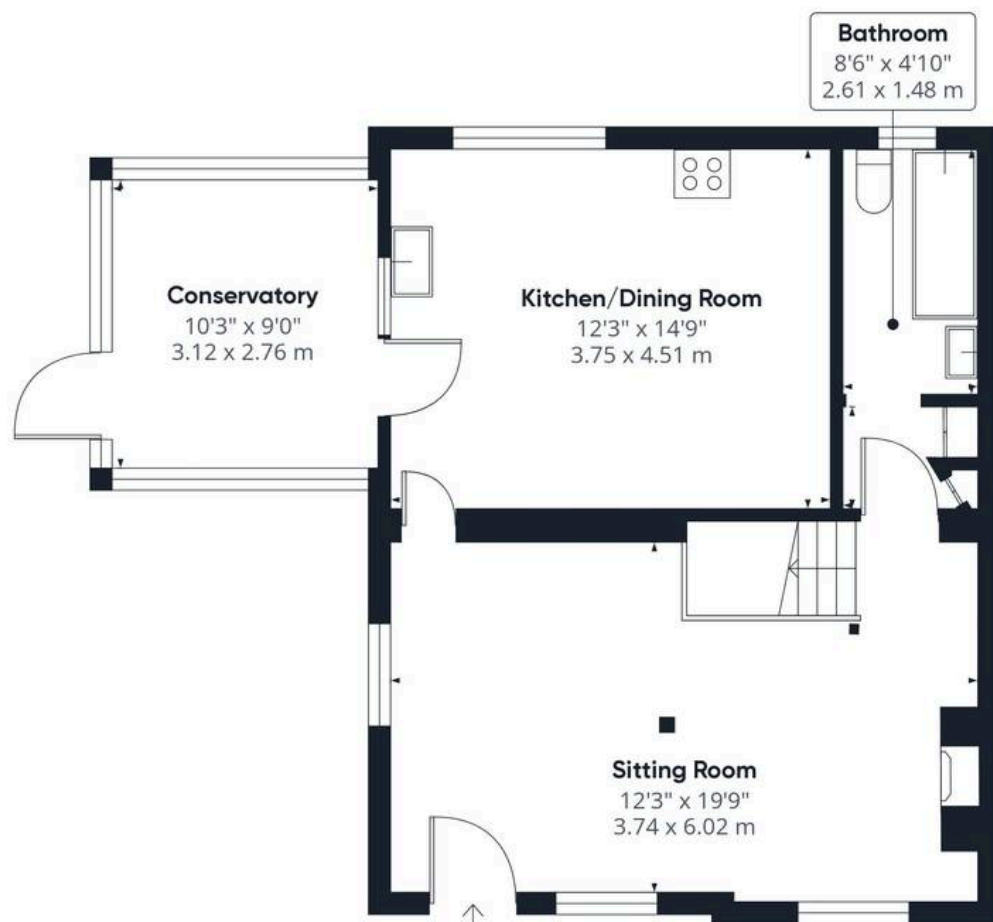


## THE GREAT OUTDOORS

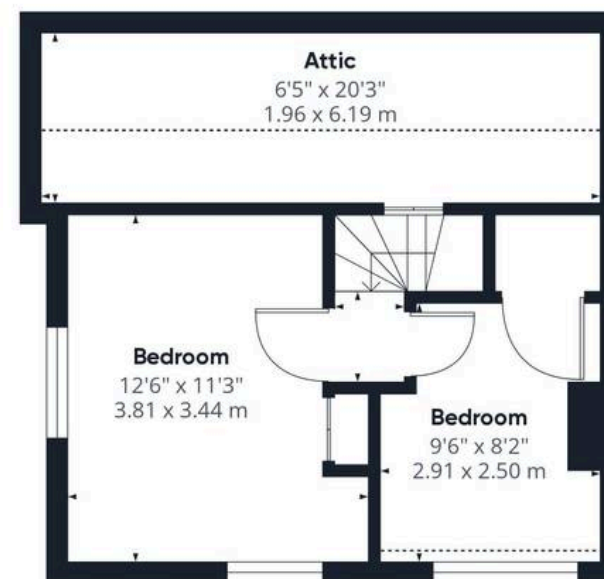
The highly impressive garden space is located predominantly to the side of the house and offers a lot more space than you might expect to find. Initially leading from the conservatory there is a shingled patio area ideal for a table and chairs. Behind the house there is the external oil fired boiler and oil tank. The patio area leads onto the large expanse of lawn with mature trees and planting. Towards the end of the main section of garden you will find timber sheds as well as a gate that leads through to a further section of garden with a natural pond and a gate to the far end also.







Ground Floor



Floor 1

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

939.9 ft<sup>2</sup>

87.32 m<sup>2</sup>

**Reduced headroom**

71.85 ft<sup>2</sup>

6.68 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.

**GIRAFFE 360**



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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 and 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.