



Bayles Way, Stradbroke - IP21 5LL



Bayles Way

Stradbroke, Eye

Rookwood is a spacious, detached modern built BUNGALOW with rendered elevations under a tiled roof. Built in 2006 to an exceptionally high standard, the property IMMACULATEDLY maintained by the current vendor. The accommodation extends to approximately 1600 SQFT (stms) and is well laid out benefiting from a wealth of useful storage spaces throughout. Internally you find a welcoming reception/entrance hallway, IMPRESSIVE SEMI-OPEN PLAN sitting and dining room with woodburner as well as bi-fold doors out onto the rear garden overlooking the fields beyond. There is a spacious well fitted kitchen/dining room, utility room, master bedroom with EN-SUITE as well as three further good-sized bedrooms and a family bathroom. Externally the rear gardens are well kept with lawns, terracing and a SUMMER HOUSE and offer a STUNNING FIELD ASPECT BEYOND. To the front there is PLENTY OF DRIVEWAY PARKING as well as DOUBLE GARAGE.



Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Detached Bungalow
- Sought After Village Location
- Very Generous Footprint of 1600 SQFT
- Open Field Views To Rear
- Open Plan Reception & Kitchen/Diner With Utility
- Four Ample Bedrooms & Two Bathrooms
- Private & Sunny Rear Gardens
- Plenty Of Driveway Parking & Double 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

The property is approached from the highway via a shared access which leads to a private block-paved driveway that provides off-road parking for up to six vehicles in front of a detached double garage. The garage has an electric up-and-over door to front, roof storage with ladder, power and light, and a personnel door. There are also lights surrounding the property with small front lawns and the main entrance door to the front which is partially covered.



THE GRAND TOUR

Entering the bungalow via the main entrance hallway, you'll find a generous and welcoming space suitable for seating as well as a wood effect herringbone flooring running throughout. Heading to the right of the hallway you'll find a built in storage cupboard as well as the well fitted kitchen/dining room to the front of the bungalow. The kitchen/dining room features a range of solid wood units with quartz worktops over as well as some integrated appliances including a dishwasher and a double range oven with extractor fan over. There is also space for a double fridge freezer as well as space for a dining table. Also off the kitchen you'll find a useful utility room with a further range of units and work tops over with space and plumbing for washing machine and tumble dryer as well as the oil fired boiler. There's also side access from the utility room to the side garden. Off the central hallway you will also find the principal reception space which is semi open plan separated into a large sitting area with dining area beyond. The sitting room benefits from a feature fireplace with tiled hearth and timber beam over as well as a woodburner. There are also bi-folding doors opening out onto the rear garden which overlook the garden and fields beyond. The dining room features the same wood effect flooring as the hallway and offers plenty of space for a large dining table. Heading down the central hallway you will find all four of the bedrooms as well as family bathroom and en-suite to the main bedroom. The first bedroom you'll find is a comfortable double room overlooking the rear garden. Opposite this bedroom is the family bathroom with w/c hand wash basin as well as a shaped bath with shower over. There is further fitted storage as you head down the corridor which takes you to the fourth bedroom to the front, the third bedroom which faces the side and features a range of fitted wardrobes as well as the impressive master bedroom which has a pleasant outlook over the rear garden and the side creating a dual aspect. The master bedroom also benefits from a range of fitted storage as well as an en-suite shower room which is fully tiled as well as having a double walk in shower.

FIND US

Postcode : IP21 5LL

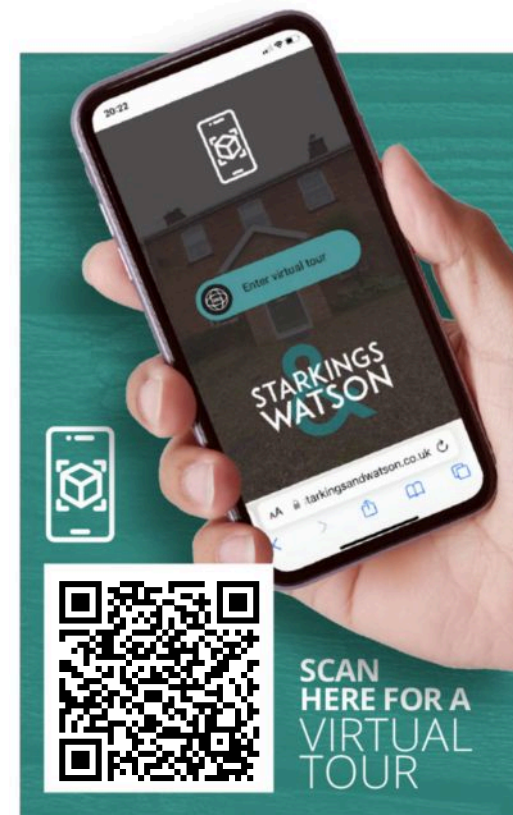
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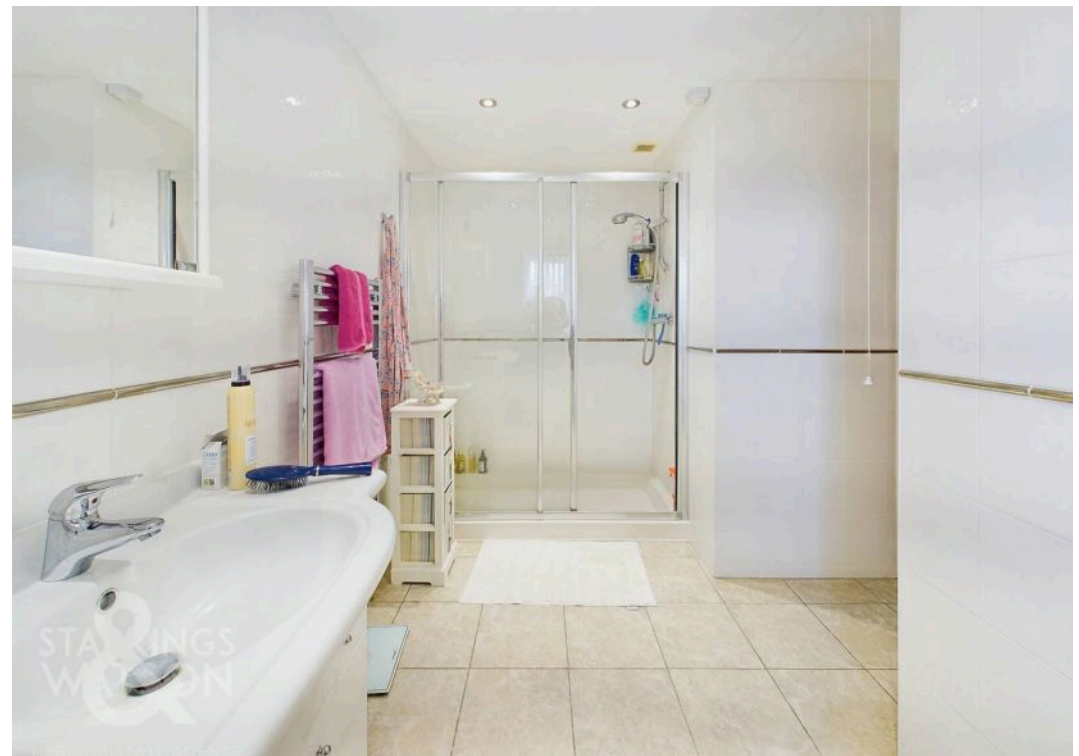
VIRTUAL TOUR

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

AGENTS NOTE

Buyers are advised of the following. The property is approached via a shared private road. The bungalow is connected to mains water, electricity and drainage with central heating provided by oil.



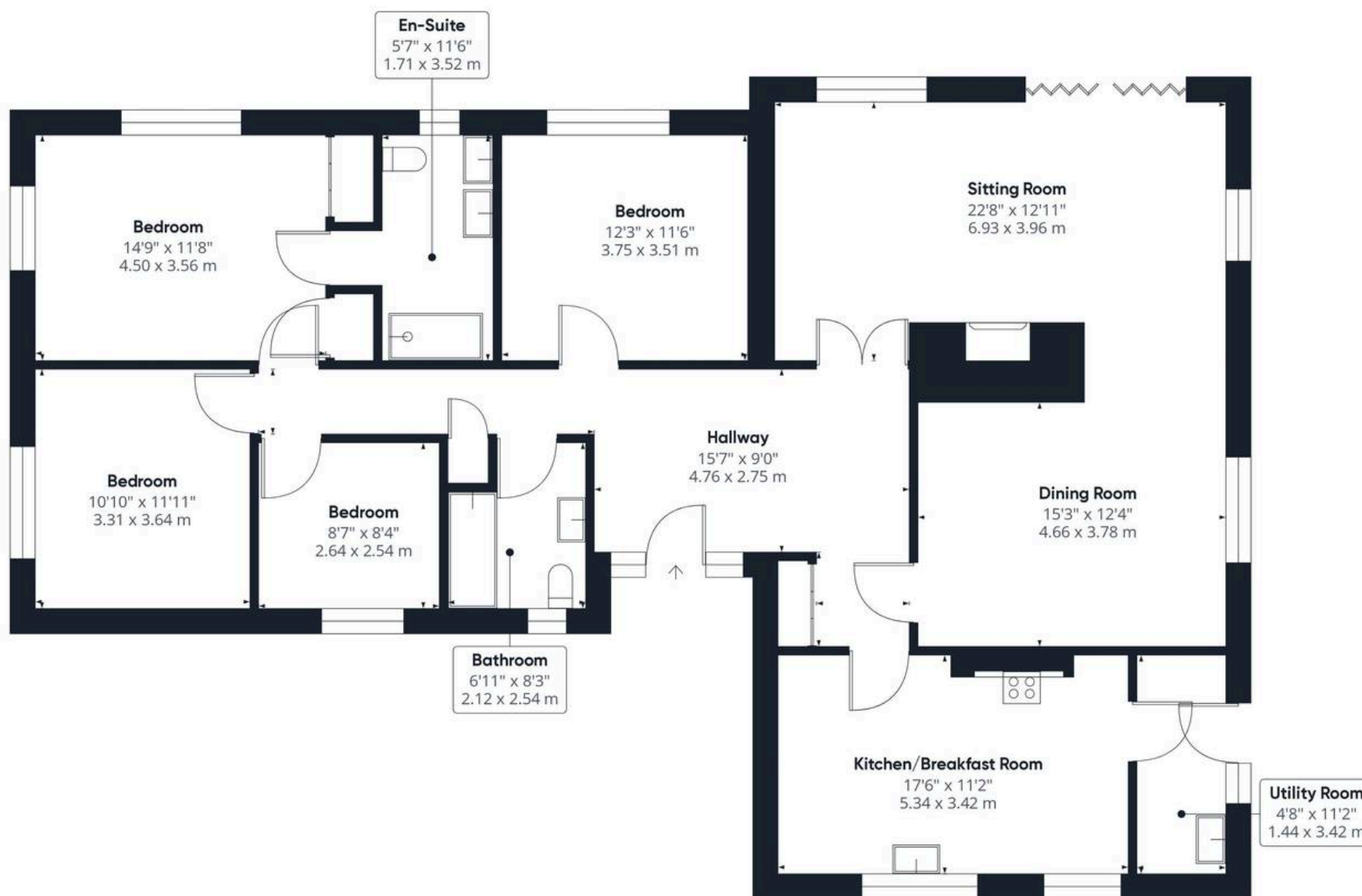




THE GREAT OUTDOORS

The rear garden is accessed via secure gates on both sides of the bungalow and is enclosed and mainly laid to lawn with a large terrace housing a summer house, this ideal place to sit and relax observing the wildlife in the fields beyond. The bungalow benefits from the open field aspect beyond the garden. The garden also offers an array of planting as well as shingled terrace area, timber shed, greenhouse and an outside tap and discrete oil tank storage. From the garden there is access to the garage also.





Approximate total area⁽¹⁾

1603.28 ft²

148.95 m²

(1) Excluding balconies and terraces

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.

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 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.