



Church Street, Stradbroke - IP21 5HS



Church Street

Stradbroke, Eye

Offering a unique blend of character and contemporary practical living, this exceptional FIVE/SIX BEDROOM DETACHED period family home is a true masterpiece. Boasting an extensive extended footprint over 1800 SQFT (stms), the property includes additional accommodation used as a self contained ANNEXE. The main house offers ground floor accommodation to include a hallway, shower room, TWO FRONT RECEPTIONS laid out as sitting room and office. An impressive dining room leading through to the breakfast room and the modern kitchen beyond. There is a large utility room, further shower room as well as store rooms. The first floor features THREE BEDROOMS and a cloakroom. The annexe accommodation can be accessed via the utility area within the main house but is also self contained. You will find a generous open plan kitchen/diner/sitting room, bedroom and en-suite shower room. There is also a store room or utility and a flexible bedroom/office completing the inside.

Externally, the house benefits from a plot extending to almost 0.25 ACRES (stms) with a stunning PRIVATE REAR GARDENS split into multiple sections providing a peaceful haven within the heart of the village. In addition there is AMPLE OFF ROAD PARKING for at least FIVE VEHICLES.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: F

- Detached Period Family Home
- Extensive Extended Footprint of 1800 SQFT (stms)
- Includes Additional Accommodation Used As Self Contained Annex
- Kitchen/Dining Room, Separate Kitchen & Four Reception Rooms In Total
- Five Bedrooms & Three Bathrooms In Total
- Highly Flexible & Adaptable Layout
- Generous Plot Of 0.25 Acres (stms)
- Multiple Off Road Parking Options

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.



SETTING THE SCENE

Approached via Church Street in the heart of Stradbroke you will find an attractive front garden with lawns, mature trees and shrubs creating a buffer between the house and the road. A shared driveway to the side of the house leads to the main entrance door to the side of the house and into the hallway. To the side there is a long shingled driveway area providing parking back to back for a number of vehicles. To the very end of the plot you will find a further parking space with gated access into the rear garden. In total you can park approx five vehicles off road if required.

THE GRAND TOUR

Entering via the main entrance door to the side there is a welcoming hallway with a staircase to the first floor as well as the access to the ground floor shower room / W/C. To the front of the house there are two traditional reception rooms, the first being a dual aspect study room adorned with timber beams. Adjacent is the main sitting room with a brick built inglenook fireplace housing an open fireplace as well as further exposed beams. The dining room is the next room leading off the hallway offering doors out and views over the rear garden. An internal stable door leads through to the breakfast room, a bright modern space with a dual aspect and plenty of space for a table. The breakfast room is open plan to the kitchen which has been completely re-fitted. The kitchen now offers a range of wall and base level units with laminate worktops over as well as integrated induction hob, eye level oven and inset microwave and fridge. There are three sets of double doors from the kitchen leading out to the garden beyond allowing plenty of natural light. Beyond the kitchen is the utility space with a further range of wall and base level units as well as space for white goods and washing machine. The utility provides access to the side and rear of the house linking the driveway and rear gardens. There is a door leading through to the large walk in storage pantry cupboard where you will also find a shower room and an internal door linking the annexe.

The first floor of the main house offers a bright landing leading to three bedrooms and a cloakroom. There are two bedrooms to the front including the main bedroom, a stunning room with original features including a fireplace as well as fitted storage. Additionally you will find access to a large boarded loft space to the side above the dining room providing plenty of useful storage. The other room is a comfortable double with the final room being a single.

The annexe accommodation offers a large dressing room with an array of fitted wardrobes with an en-suite shower room both leading off the bedroom. The bedroom has a door into the main reception space which offers space for sitting, dining and kitchen. The kitchen within the annexe offers a range of wall and base level units with wooden worktops over, integrated double oven, induction hob and fridge. There are double doors leading out to the rear garden as well as a door into the large store room which provides plenty of useful storage space. The final room is currently used as a home office.

FIND US

Postcode : IP21 5HS

What3Words : ///fries.deranged.thanks

VIRTUAL TOUR

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



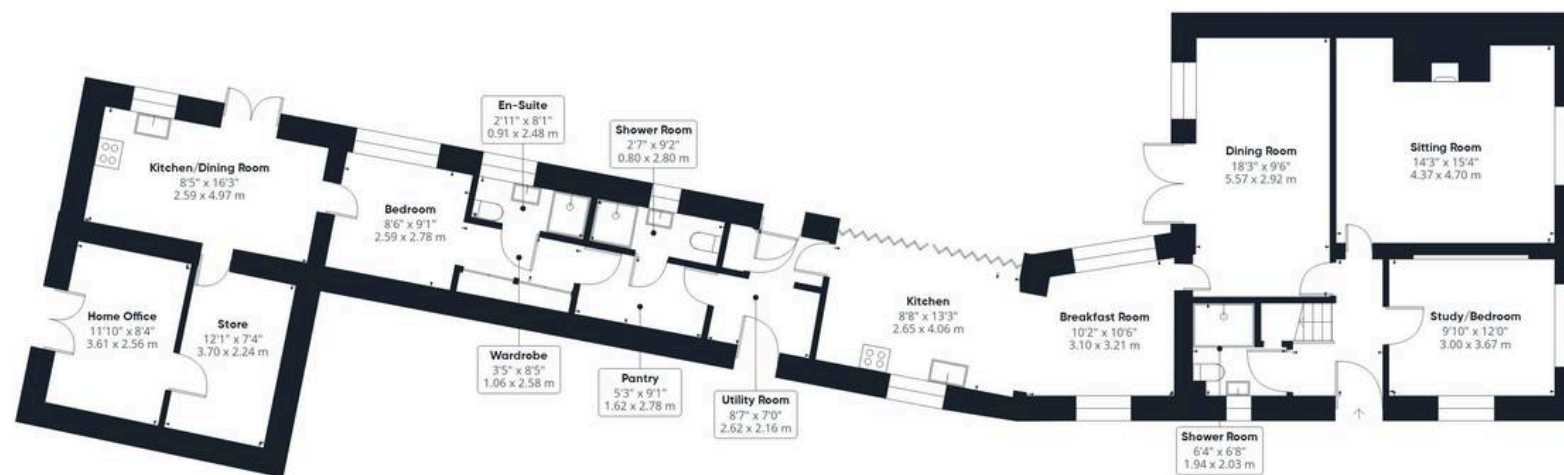




THE GREAT OUTDOORS

The stunning rear gardens extend to over 0.25 acres (stms) in total offering a private haven within the village centre. Leading from the rear of the house there is a large paved terrace providing the ideal spot for outside dining which leads to the end of the plot following the building line with multiple access points leading in and out of the property. From the patio there is a covered trellis which leads onto the first section of lawn which is adored by an array of planting borders very well stocked with shrubs and planting. An arch leads through onto another section of lawn with more dense and mature planting of trees and shrubs as well as paved pathway leading to the timber storage sheds and a useful covered wood store. This end of the garden provides secure gated access onto the shingled parking space tucked away at the very end of the plot.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1879 ft²

174.4 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.

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