



Wilby Road, Stradbroke - IP21 5JN

**STARKINGS  
& WATSON**

HYBRID ESTATE AGENTS



## Wilby Road

Stradbroke, Eye

Located in the HEART OF THE VILLAGE OF STRADBROKE is this remarkable FOUR BEDROOM DETACHED HOUSE which offers a blend of historic charm and modern elegance. Dating back to approximately 1860 and boasting an impressive extended layout of approximately 2000 SQFT (stms), this property has been beautifully finished and renovated over the years by the current owners with excellent reception space catering to the needs of a contemporary lifestyle. The ground floor features a stylish OPEN PLAN re-fitted INTEGRATED kitchen, dining room and family room that seamlessly flows out onto the garden. To the front there are TWO BAY FRONTED RECEPTION ROOMS offering more of a period feel. Completing the ground floor is a useful utility room and W/C. On the first floor off the bright landing space you will find FOUR DOUBLE BEDROOMS with a range of fitted storage as well as TWO BATHROOMS one of which has been recently re-fitted to create a stylish main bathroom with a FOUR PIECE SUITE.



Outside, beautifully landscaped gardens can be found to the rear with a SOUTHERLY ASPECT, DRIVEWAY PARKING to the front and a LARGE ATTACHED GARAGE complete this exceptional offering. The house also now also offers a range of SOLAR PANELS to the south facing roof generating an income.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Detached Extended Period Home Dating Back To 1860
- Central Village Location
- Beautifully Finished & Extended Accommodation
- Footprint Of Almost 2000 SQFT Internally (stms)
- Impressive Open Plan Kitchen/Diner/Family Room Onto The Garden
- Two Traditional Bay Fronted Reception Rooms
- Four Large Double Bedrooms & Two Bathrooms
- Beautifully Landscaped Gardens, Parking & Garaging.

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 via the small lay by off Wilby Road you will find driveway parking for multiple vehicles which in turn leads to the garage. There is a gate that leads through into the enclosed frontage which is laid to shingle with an array of planting and shrubs with a pathway leading to the main entrance door to the front, partially covered with a storm porch. To the side there is a gate leading to the rear garden.

### THE GRAND TOUR

Entering via the main entrance door to the front you are greeted by a welcoming hallway with tiled flooring and stairs ahead to the first floor. The first room to the right is the snug reception room with a bay frontage and window to the side as well as brick fireplace housing a woodburner. To the end of the hallway you are drawn to the open plan main reception space which presents as a kitchen/dining/family room. The kitchen having been recently re-fitted offers a modern range of sleek handleless wall and base level units with quartz worktops over as well as integrated induction hob and extractor fan, double eye level oven and grill, dishwasher and fridge/freezer as well as a breakfast bar area. A stunning sandstone tiled floor connects the kitchen to the dining area with the family seating area to the side with bi-folding doors opening onto the garden. Via an arch you will find access to the other front facing reception space with another bay window and feature fireplace with a connecting door leading back round to the hallway. Leading off the dining area is the useful separate utility room with second sink, worktop space, water softener and space for white goods. Off the utility is the ground floor w/c.

Heading up to the first floor landing with an abundance of natural light. To the front of the house there are two generous double bedrooms both of which have range of fitted wardrobes with one of the bedrooms also benefitting from a fireplace. Between the two front facing bedrooms there is a shower room with double rainfall shower, w/c and hand wash basin. Heading to the rear of the landing there are two further bedrooms and a feature bathroom. The largest room is actually currently used as a studio filled with natural light with a Juliette balcony overlooking the garden. Adjacent is a wonderful bedroom with a dual aspect and vaulted ceiling. To the other end of the landing is the feature bathroom with a four piece suite including a modern roll top bath, hand wash basin, w/c and double walk in rainfall shower.

### FIND US

Postcode : IP21 5JN

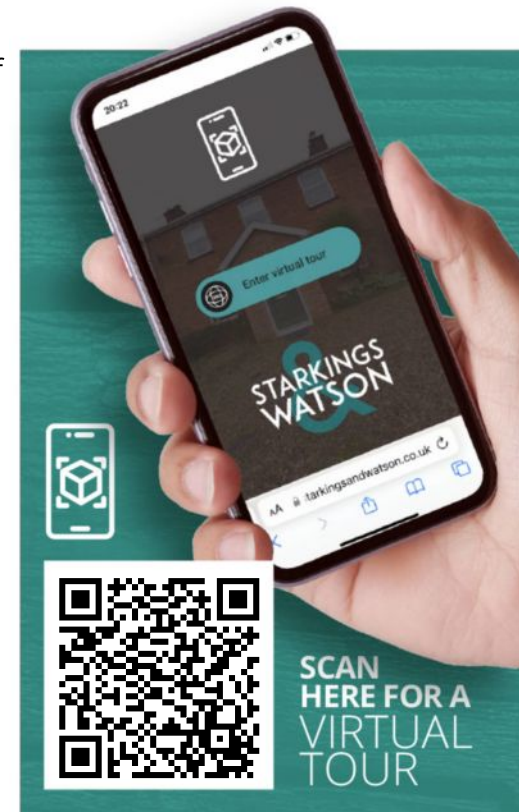
What3Words : ///armed.commuting.stump

### VIRTUAL TOUR

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

### AGENTS NOTES

The house is positioned close to the local school. Mains services are connected including electricity, water and drainage with heating provided by oil. Buyers are advised there is a range of Solar Panels owned by the property to the south facing roof generating an income.



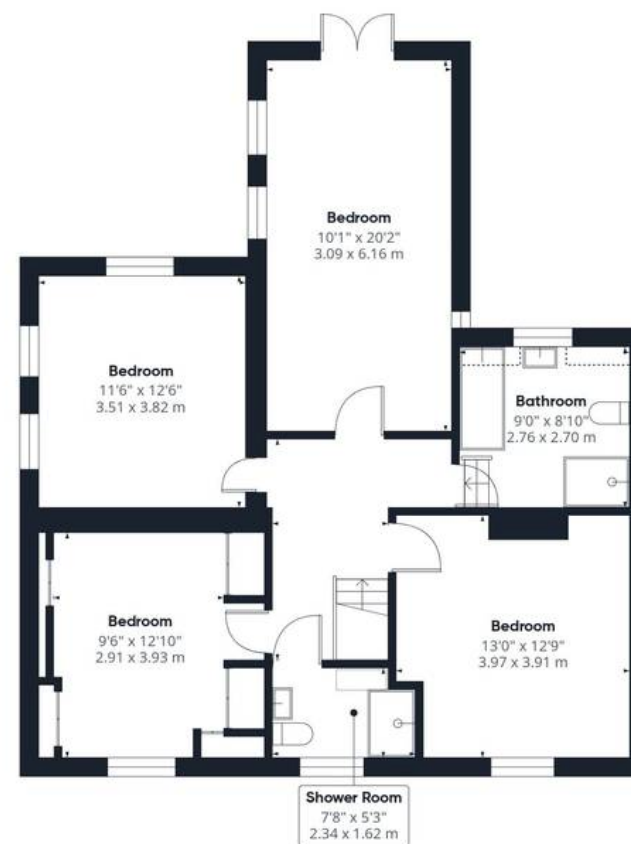
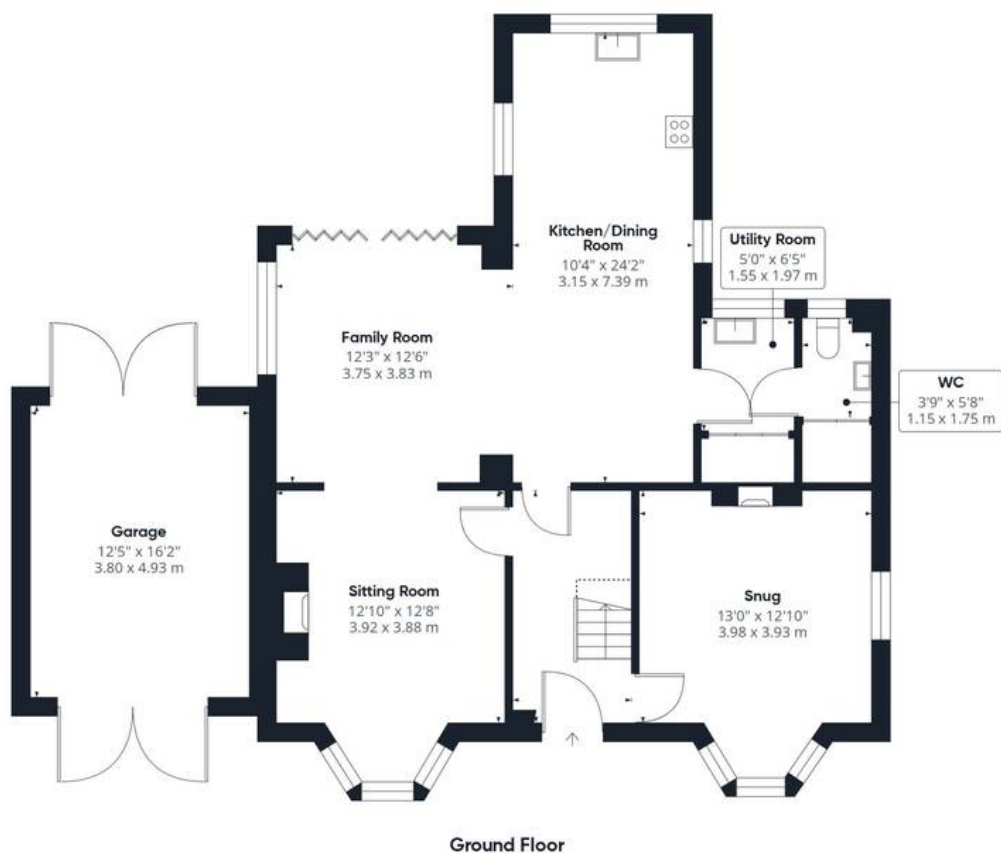




## THE GREAT OUTDOORS

The rear garden can be accessed via either side of the house as well as from the rear of the house itself with the rear garden being fully enclosed by fencing. This delightful garden area has an extensive patio area adjacent to the family room. Beyond this is a circular area of lawn and extensive beds with shrubs, flowers and specimen trees. Beyond this is a further patio area that enjoys the south and west facing sun. The garden has been wonderfully designed and kept by the current owners and would suit a keen gardener. From the patio area there is access to the rear of the garage with power and light connected.





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

1980 ft<sup>2</sup>

184.1 m<sup>2</sup>

**Reduced headroom**

18 ft<sup>2</sup>

1.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**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.