



5 The Paddocks, Stradbroke

Guide Price £350,000 - £360,000

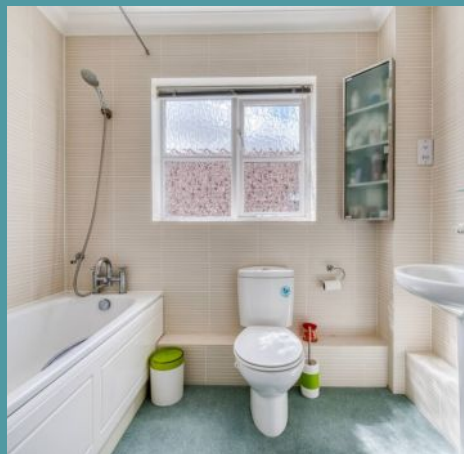
5 The Paddocks

Stradbroke, Eye

Positioned within a well-kept estate in a desirable village location, this beautifully presented three-bedroom detached home built by 'Hopkins Homes' offers a bright and practical layout ideal for modern family living. The accommodation begins with a spacious lounge featuring a fireplace with electric fire, followed by a modern fitted kitchen with ample worktop space, dining area and tall larder cupboard, and a conservatory with electric underfloor heating and direct access to the garden. Upstairs, the principal bedroom features a contemporary en-suite shower room, complemented by two further bedrooms, a stylish family bathroom, and a convenient downstairs WC. The rear garden has been professionally designed in a Mediterranean style, with raised planters, scented planting, a pergola seating area and a water feature. Additional features include solar panels providing hot water support, a driveway parking space, and an integral garage with an electric door, power, and lighting, housing the oil-fired boiler and water softener, all contributing to a comfortable and well-rounded home.

Location

The Paddocks is located in the charming village of Stradbroke, surrounded by scenic Suffolk countryside and well-regarded for its strong sense of community. The village offers a range of everyday amenities including a local bakery, butcher, Co-op supermarket, primary and high school, doctors' surgery, and sports centre with swimming pool. There's also a village hall, library, and café, helping to create an active and social environment. Stradbroke enjoys regular bus services and easy road access to Diss, where mainline rail links connect directly to Norwich and London Liverpool Street. Walking and cycling routes are plentiful in the surrounding area, offering opportunities to enjoy the rural landscape. The setting provides a peaceful yet well-connected lifestyle ideal for families and commuters alike.



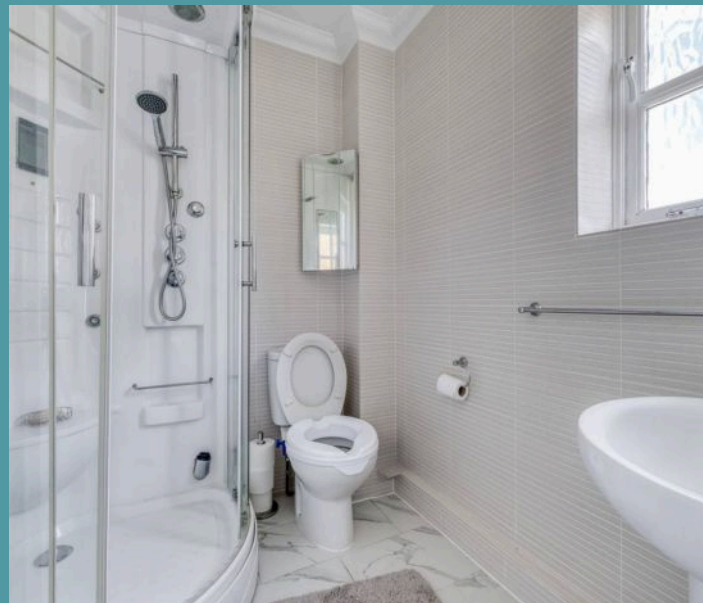


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Step into the home through a welcoming entrance hallway, where natural light immediately sets the tone for this beautifully cared-for interior. In the hall, you'll find a practical and conveniently positioned WC, as well as a useful understairs storage cupboard, ideal for coats, cleaning equipment or household essentials. The lounge is a spacious and light-filled room, enhanced by a feature fireplace housing an electric fire, creating a cosy yet elegant focal point. French doors from the lounge open into the modern fitted kitchen, allowing the space to feel bright and connected. The kitchen itself has been thoughtfully designed, offering ample space for a dining table and chairs — perfect for everyday meals or casual entertaining. Fitted with a stylish and cohesive range of wall, base and drawer units including a tall larder cupboard, the kitchen also features generous worktop space, a smart tiled splashback, and practical tiled flooring. A stainless steel sink includes a separate drinking water tap, and there is space and plumbing for both a washing machine and dishwasher. Integrated appliances include a fridge/freezer and a built-in Neff eye-level double oven/combination microwave and hob with extractor over, offering style with function. From the kitchen, doors lead into the conservatory which further extends the living space. Finished with tiled flooring and electric underfloor heating, this versatile area enjoys lovely views over the rear garden, with both French doors and a separate garden door offering direct access outside. A TV point adds extra flexibility, making this an ideal space for relaxing or hosting. Upstairs, the first-floor landing gives access to the loft via a hatch and includes a cupboard housing the hot water tank.



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The principal bedroom is positioned to the front of the home and benefits from a built-in wardrobe and a private en-suite shower room, featuring an enclosed spa-style shower cubicle with steam jets, a low-level WC, and pedestal wash basin. Bedroom two, currently used as a home office, includes a built-in desk, shelving, storage cupboards, and another integrated wardrobe. The remaining bedroom enjoys dormer windows on both sides, bringing in plenty of natural light and offering useful built-in storage options. The family bathroom completes the upstairs layout and is finished with tiled walls, a bath with shower over, a WC, and pedestal wash basin.

Outside, the rear garden has been thoughtfully landscaped by a local expert to evoke a Mediterranean atmosphere. Fully paved for low-maintenance enjoyment, the space includes raised planters filled with a mix of mature shrubs and plants. A pergola seating area is covered with a beautifully scented Clematis, offering a charming spot to sit and unwind. To the rear of the garden, a contemporary water feature adds a gentle ambience. At the front of the property, the garden is laid with artificial turf and a path leads to the entrance door. A driveway provides parking and leads to the integral garage, which has an electric door, power, and lighting. The oil-fired boiler and water softener are also housed here, providing both practicality and efficiency. Additionally, the home benefits from solar panels that assist with hot water heating, as well as double glazing throughout for improved energy efficiency and comfort.

Agents notes

We understand taht the property will be sold freehold, connected to main services water, electricity and drainage.

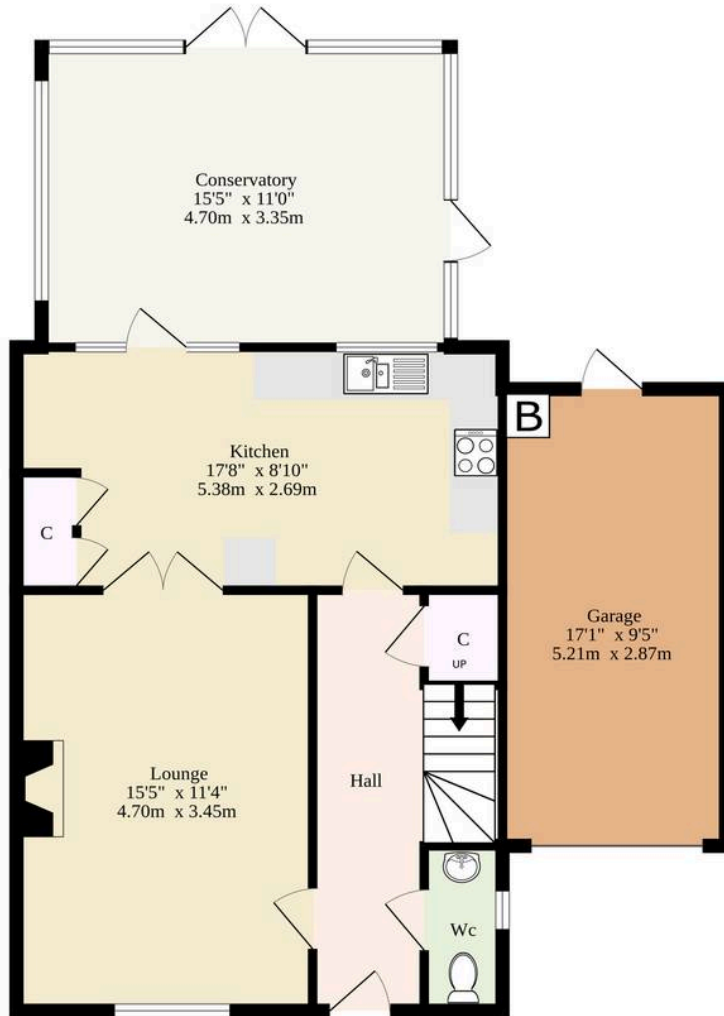
Heating System- Oil Central Heating

Council Tax Band- C

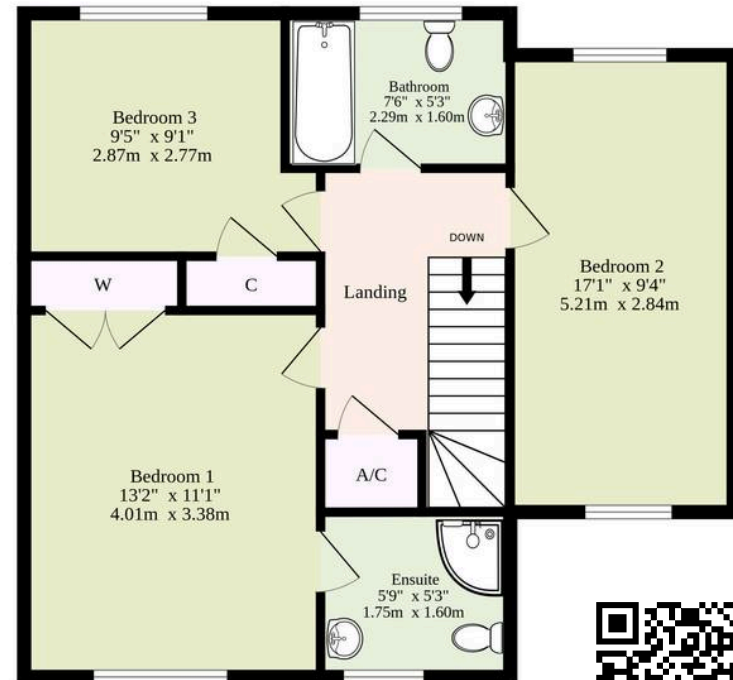
Maintenance charge: £220 per annum



Ground Floor
721 sq.ft. (67.0 sq.m.) approx.



1st Floor
534 sq.ft. (49.6 sq.m.) approx.



Sqft Includes Garage

TOTAL FLOOR AREA : 1255 sq.ft. (116.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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