



Ash Plough, Stradbroke Eye IP21 5HB

welcome to

Ash Plough, Stradbroke Eye

A semi-detached property built by multi award winning developers Hopkins Homes. The property benefits from a spacious kitchen/diner, 18ft lounge with a wood burning stove, master bedroom with en-suite, two further bedrooms, family bathroom, oil fired central heating & off road parking with a garage.

Location

Stradbroke offers two pubs, several shops and many other local services including a Public Library, a modern Community Centre, Post Office, local butcher, two cafes, a well known bakery, village shop and a swimming pool and a gym. There is an extensive playing field for cricket and football, three tennis courts and two bowling greens. On the Community Centre Site there is also a doctor's surgery open every weekday and a play area for young children.

Stradbroke also serves as a centre for education for Mid Suffolk and there is both a primary school and a high school in the village. The Post Office is located in the old courthouse where the local library is situated and is the first library in England to run a Post Office. The village is dominated by All Saints' Church which can be seen from miles away. It has a 15th-century tower.

Accommodation

Entrance Hall

Front aspect double glazed door, Oak flooring, radiator, stairs to first floor and doors to;

Cloakroom

Low level flush wc, pedestal hand wash basin with tiled splash back, laminate flooring and radiator.

Lounge

18' 2" x 10' 10" (5.54m x 3.30m)

Dual aspect double glazed sash windows, exposed brick fireplace with wooden mantle and tiled hearth housing a wood burning stove, three radiators, Oak flooring, tv and telephone points.

Kitchen/ Diner/ Utility

Irregular Shaped Room 16' 9" x 18' 2" (5.11m x 5.54m)

Dual aspect double glazed windows and rear aspect double glazed door leading out in to the rear garden. Fitted kitchen with wall and base units, ceramic sink and drainer, work surfaces, tiled splashback, wall mounted boiler, understairs storage cupboard, radiator, tiled flooring, spaces for washing machine, dishwasher and fridge/freezer, integrated appliances including electric hob with extractor fan, oven and microwave.

Landing

Loft access (fully insulated and partially boarded), airing cupboard, storage cupboard, radiator, carpet and doors to;

Bedroom One

11' 2" x 14' 10" Into Recess (3.40m x 4.52m Into Recess)

Front aspect double glazed sash window, radiator, carpet and door to;





En-Suite

Front aspect double glazed window, shower cubicle with fully plumbed shower, low level flush wc, wash hand basin, extractor fan, radiator, part tiled walls and tiled flooring,

Bedroom Two

9' 10" x 11' 2" (3.00m x 3.40m)
Front aspect double glazed sash window, radiator and carpet.

Bedroom Three

6' 8" x 10' 10" (2.03m x 3.30m)
Side aspect double glazed window, carpet and radiator.

Bathroom

Side aspect double glazed window, radiator, tiled flooring, low level flush wc, hand wash basin, part tiled walls, panelled bath with mixer taps and shower attachment and extractor fan.

Outside

Outside has a small frontage which provides access to the front door and off road parking for approximately two cars with the added benefit of a garage.

The rear garden is mainly paved with various planted shrubs and flowers, seating area making this a great spot for alfresco dining in throughout the summer months, oil tank, outside lighting, garden tap and access to the garage.

Garage

18' 4" x 9' 9" (5.59m x 2.97m)
Up and over door, electric and concrete flooring.

Services

Mains Electricity
Mains Water
Mains Drainage
Oil Fired Central Heating

Council Tax Band: C



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welcome to

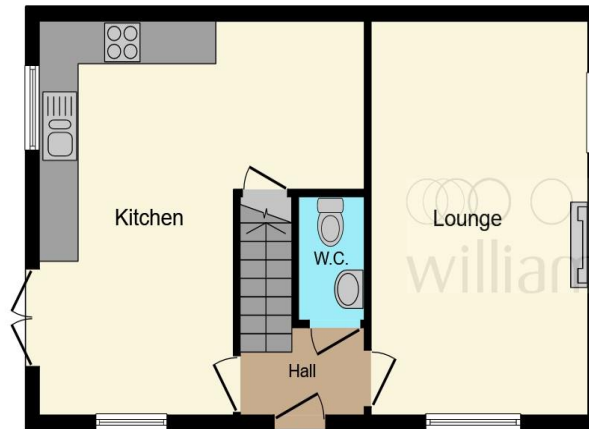
Ash Plough, Stradbroke Eye

- Semi-Detached Family Home Situated In A Village Location
- Spacious Rear Aspect Kitchen/Diner/Utility
- 18ft Lounge With A Wood Burning Stove
- Master Bedroom With An En-Suite
- Two Further Bedrooms
- Cloakroom And Family Bathroom
- Fully Enclosed Low Maintenance Rear Garden
- Off Road Parking With The Added Benefit Of A Garage

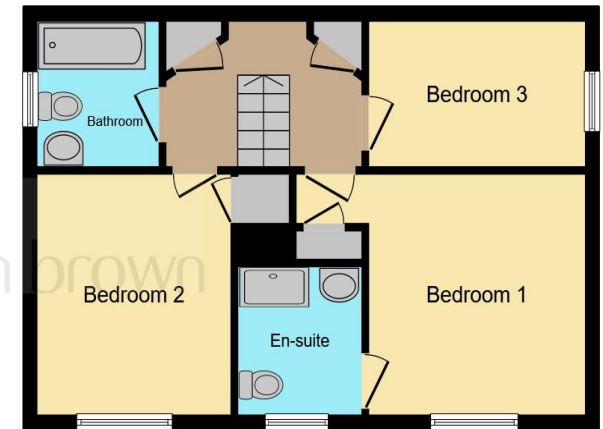
Tenure: Freehold EPC Rating: C

offers over

£290,000



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01379 644719



Diss@williamhbrown.co.uk



1 Navire House Mere Street, DISS, Norfolk,
IP22 4AG



williamhbrown.co.uk