



Wilby Road, Stradbroke Eye IP21 5JN

welcome to

Wilby Road, Stradbroke Eye

****OFFERED WITH NO ONWARD CHAIN**** A mid terraced property situated within the thriving north Suffolk village of Stradbroke. The property benefits from two reception rooms, kitchen/diner with separate utility, three good sized bedrooms and off road parking.

Location

Stradbroke offers two pubs, several shops and many other local services including a Public Library, a modern Community Centre, Post Office, local butcher, hairdressers, dog groomers, beauty salon, 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 window and door, carpet, under stairs storage cupboard, telephone point, stairs leading to the first floor and doors to;

Lounge

11' 1" x 11' 3" (3.38m x 3.43m)

Front aspect double glazed window, radiator, carpet, tv point.

Kitchen/ Diner

17' 2" x 10' (5.23m x 3.05m)

Rear aspect double glazed window, door leading to the rear hallway and sliding doors to the conservatory. Fitted kitchen with wall and base pine units, breakfast bar, brick fireplace, radiator, wall mounted lighting, tv point, recessed spot lights, stainless steel sink and drainer, one and a half bowls, tiled splash back, work surfaces, spaces for cooker, dishwasher and under counter fridge.

Rear Hall

Glazed windows, flotex flooring and doors to;

Cloakroom

Low level flush wc.

Utility

Side aspect double glazed window and rear aspect door leading out into the rear garden, pine wall mounted units, work surfaces, wash hand basin with tiled splash back, spaces for washing machine and tumble dryer.

Conservatory

uPVC and brick construction, dual aspect double glazed windows, rear aspect double glazed french doors leading out to the rear garden, wall mounted lighting and radiator.





Landing

Carpet, airing cupboard and doors to;

Bedroom One

11' 3" x 11' 1" (3.43m x 3.38m)

Front aspect double glazed window, carpet and radiator.

Bedroom Two

11' 4" x 10' Into Recess (3.45m x 3.05m Into Recess)

Rear aspect double glazed window, carpet and radiator.

Bedroom Three

8' 7" x 9' 6" (2.62m x 2.90m)

Front aspect double glazed window, carpet and radiator.

Bathroom

Rear aspect double glazed window, panelled bath with shower over, wash hand basin, low level flush wc, radiator, carpet and part tiled walls. Loft hatch with ladder.

Outside

To the front of the property is a shingle driveway providing off road parking for multiple vehicles, mature planted flowers and shrubs, access to the garden.

The rear garden is mainly laid to lawn with various mature shrubs and flowering plants, paved patio making this a great spot to relax and dine in throughout the summer months, stepping stones leading to the rear of the garden where lies a timber shed.

Services

Mains Electricity

Mains Water

Mains Drainage

Oil Fired Central Heating

Council Tax Band: B



view this property online williamhbrown.co.uk/Property/DSS110205



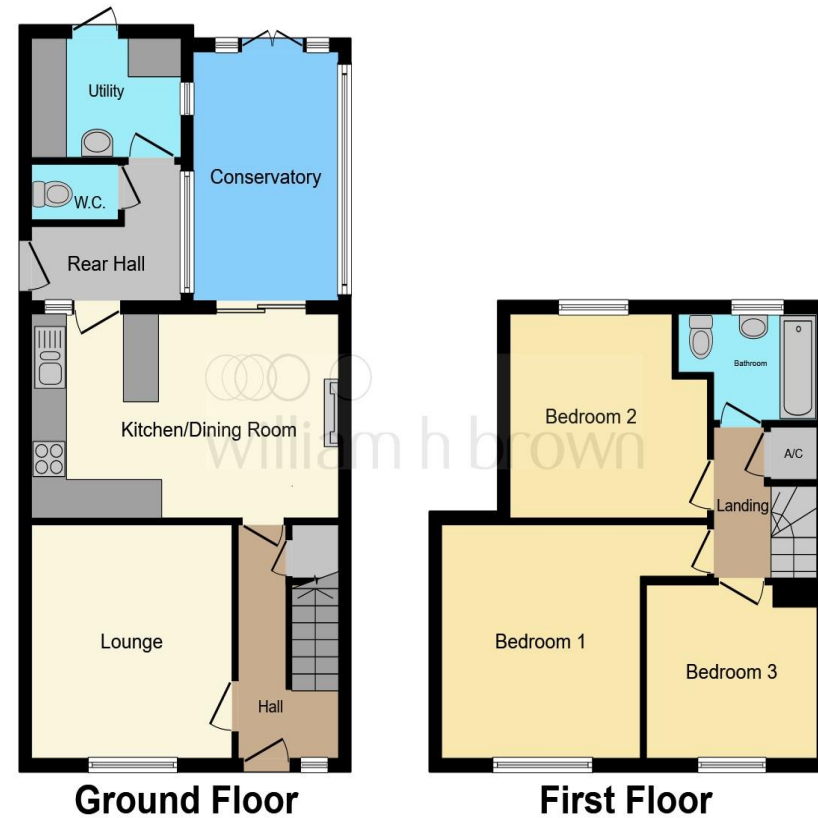
welcome to

Wilby Road, Stradbroke Eye

- **OFFERED WITH NO ONWARD CHAIN**
- Mid Terraced Family Home
- Kitchen/Diner With Separate Utility Room
- Lounge And Conservatory
- Three Good Sized Bedrooms
- Family Bathroom And Ground Floor Cloakroom
- Enclosed Rear Garden And Off Road Parking
- Benefits From Oil Fired Central Heating

Tenure: Freehold EPC Rating: D

£240,000



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

view this property online williamhbrown.co.uk/Property/DSS110205



Property Ref:
DSS110205 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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