



**Aspen House Laxfield Road, Stradbroke EYE IP21 5HX**

**welcome to**

## **Aspen House Laxfield Road, Stradbroke EYE**

An immaculately presented 3-bedroom linked detached home in the desirable village of Stradbroke, featuring a large contemporary kitchen/ diner, underfloor heating, and primary bedroom with en-suite. The property also offers also offers an enclosed rear garden, driveway, and a garage,

### **Description**

This beautifully maintained and immaculately presented 3-bedroom linked detached house is located in the sought-after village of Stradbroke. Stylish and spacious throughout, this home offers the perfect blend of comfort and contemporary living.

The ground floor features a generously sized lounge with a fireplace, ideal for relaxing and entertaining. At the heart of the home is a large, contemporary kitchen / diner complete with a breakfast bar and dining table - perfect for family meals and gatherings. Additional highlights include a convenient downstairs W/C and under floor heating throughout the ground floor.

Upstairs, you'll find three large bedrooms. The primary bedroom benefits from a sleek and modern en-suite shower room. The family bathroom boasts a high-quality finish, complete with a bath and skylight that fills the space with natural light.

Outside, the rear garden is beautifully maintained, offering a mix of patio and lawn areas - ideal for both relaxing and entertaining. The garden is fully enclosed with fencing for added privacy. The property also includes driveway and a single garage.

This charming property is ideally located within close proximity to a wide range of local amenities. Just a short walk away, you'll find village shops, pubs, a bakery, butchers, a pet shop, grooming parlour, medical centre, community centre, local library, both a primary and secondary school, sports centre including a swimming pool, outside bowling and tennis courts.

This is an excellent opportunity to acquire a move-in

ready home in a desirable location - early viewing is highly recommended.

### **Entrance Hall**

Front door, Karndean flooring, under floor heating.

### **Cloakroom**

W/C, wash basin, spot lights, under floor heating.

### **Lounge**

12' 8" x 14' 8" ( 3.86m x 4.47m )

Window to front aspect, fireplace, carpet flooring, under floor heating.

### **Kitchen / Diner**

13' 3" x 19' 11" into recess ( 4.04m x 6.07m into recess )  
Window to rear aspect, wall and base units, built in sink, breakfast bar, integrated appliances, induction hob, extractor fan, control units for the under floor heating, spot lights, patio door to rear aspect, double glazed door to side aspect.

### **Landing**

Loft hatch, carpet flooring.

### **Bedroom 1**

12' 6" x 12' 9" ( 3.81m x 3.89m )

Window to front aspect, two double wardrobes, radiator, access to en-suite, carpet flooring.

### **En-Suite**

Window to front aspect, shower, towel rail, wash basin, spot lights, tiled from floor to ceiling finished to an exceptionally high standard.

### **Bedroom 2**

13' 6" x 12' 9" into recess ( 4.11m x 3.89m into recess )

Window to rear aspect, radiator, built in wardrobe, carpet flooring.

### **Bedroom 3**

10' 1" x 8' 9" ( 3.07m x 2.67m )

Window to rear aspect, radiator, fitted wardrobes, carpet flooring.

### **Bathroom**

W/C, wash basin, bath, shower, towel rail, boiler in cupboard, spot lights, sky light, tiled from floor to ceiling finished to an exceptionally high standard.

### **Loft Space**

Not boarded, 10 inches on insulation.

### **Rear Garden**

Fenced for boundary, patio area, turfed, side gate access, outdoor sockets, air source heat pump.

### **Parking**

Driveway with additional parking.

### **Garage**

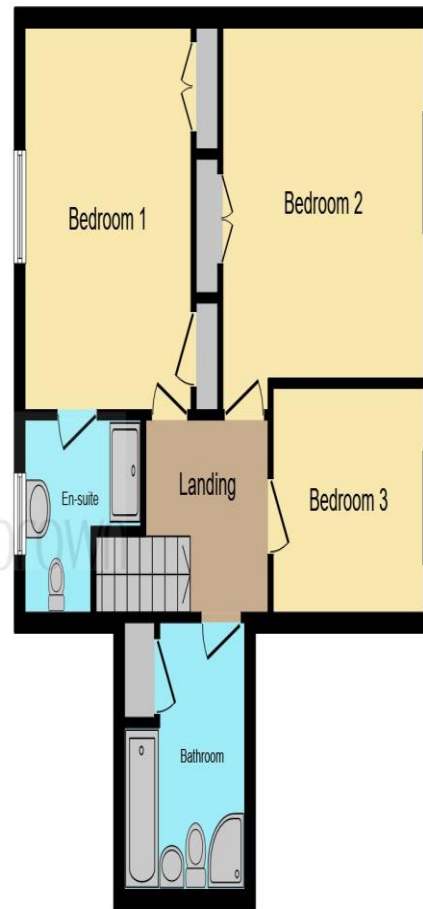
16' 6" x 9' 5" ( 5.03m x 2.87m )

Electric roller door, pitched roof, electric, concrete floor.





**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](http://www.focalagent.com)



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**Aspen House Laxfield Road,  
Stradbroke EYE**

- Guide Price £400,000 - £425,000
- Beautifully presented 3-bedroom Linked Detached House
- Sought-after village location
- Under floor heating
- Driveway and garage

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

guide price

**£400,000**



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Property Ref:  
DSS111105 - 0014

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