



All Saints Green New Street, Stradbroke Eye IP21 5JJ

 william
h brown

welcome to

All Saints Green New Street, Stradbroke Eye

GENEROUS SOUTH FACING GARDEN The Lansdown a 3 bedroom semi-detached house with spacious downstairs living including kitchen/diner, separate lounge, family bathroom, master with en-suite and two parking spaces. **PLOT 26 - READY TO MOVE INTO**

Location

Stradbroke serves as a natural centre for the other surrounding villages and hamlets, with a good selection of independent shops and amenities on offer.

An excellent place for children, the village is home to highly recommended Primary and Secondary schools as well as a well-stocked public library, a gym, swimming pool and a large playing field suitable for a variety of sports.

There is also a Fitness Track for those who like to run or jog, and miles of public footpaths providing beautiful views to admire whilst walking the dog.

After enjoying all that the village has to offer, be sure to visit the White Hart on Church Street for a bite to eat or a quiet drink - a traditional village pub that's open six days a week.

Harleston, with its narrow streets and quaint alleys, is just seven miles away from Stradbroke. This ancient market town is the ideal place to shop for a whole host of locally-produced products and features a vibrant arts community.

The beautiful town of Aldeburgh provides you with the perfect setting for a stroll along the beach. After taking in the sea air, be sure to visit the town's High Street where you'll discover a wide selection of boutiques, eateries, art galleries and a cinema.

Head north and you'll soon reach a second coastal destination in Southwold - a quintessentially English seaside town featuring Britain's only 21st century pier! With a vast stretch of colourful beach huts lining the promenade, there are few

seaside towns in the UK like it.

Rural, yet accessible, All Saints Green benefits from a countryside location coupled with excellent road links for exploring the wider area.

Running along the border between Norfolk and Suffolk is the Waveney Valley, an unspoilt haven of wildlife, tranquil surroundings and warm hospitality. At the gateway to the valley is Diss, a town with an eclectic mix of medieval, Georgian and Victorian buildings. It's also where you'll find the Mere - one of the deepest natural inland lakes in the country.

Specification

All house types include:

- 10 year NHBC Warranty
- 2 Year emergency cover
- Air source heat pump heating system
- Symphony kitchen with soft closers to cupboards & drawers
- Laminate worktop with upstands
- Fan assisted oven in brushed steel
- Ceramic hob with cooker hood
- Stainless steel splashback
- 1 ½ bowl stainless steel sink with mixer tap
- Integrated fridge/freezer
- Integrated dishwasher (3 & 4 bed homes only)
- Chrome downlighters to kitchen**
- Under unit lighting to the kitchen
- Plumbing for washing machine
- White Ideal Standard sanitaryware
- Johnsons wall tiles* to bathrooms, cloakrooms and en-suites**
- Shaver socket to bathroom
- Mira taps & fittings
- Chrome towel radiator to bathroom (3 & 4 bed homes only)

- Low maintenance GRP fibre colour grained front door
- UPVC rear door
- UPVC double-glazed windows and French doors**
- White satin internal doors
- Chrome internal ironmongery
- White sockets & switches, TV & BT sockets
- Chrome downlighters**
- Media plate to lounge
- Chrome door bell
- White emulsion walls and ceilings
- White satinwood to woodwork
- Mains-operated smoke detectors to all floors
- Timber 1800mm fence on timber posts***
- Paving slabs to patio area***
- Turf to front garden***
- PIR activation external light to front door

* Choice of tiles subject to build stage

** Please check with Sales Executive for details of specific house type

*** Refer to landscaping and boundary treatment plan

Accommodation

Kitchen/ Dining Room

17' 2" x 9' 4" max (5.23m x 2.84m max)

Living Room

10' 3" x 16' 3" max (3.12m x 4.95m max)

Cloakroom

3' 2" x 5' 8" max (0.97m x 1.73m max)

Bedroom One

10' 1" x 10' 4" (3.07m x 3.15m)

En-Suite

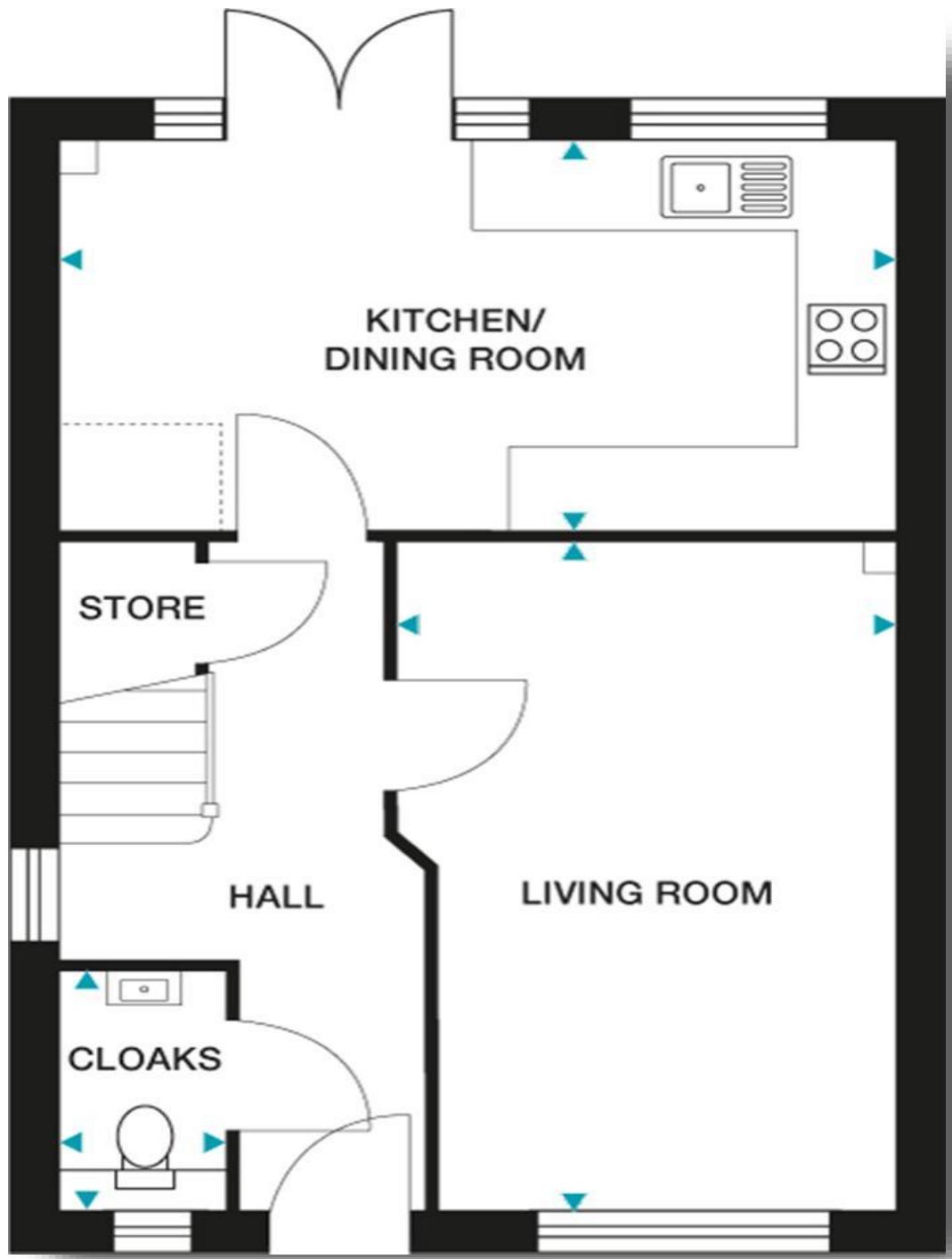
10' 1" x 3' 7" max (3.07m x 1.09m max)

Bedroom Two

8' 7" x 11' 4" (2.62m x 3.45m)

Bedroom Three

8' 3" x 9' max (2.51m x 2.74m max)



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All Saints Green New Street, Stradbroke Eye

- VIEWINGS BY APPOINTMENT WITH WILLIAM H BROWN
- Brand New 3 bedroom Family Home With Driveway
- **OFFERS AVAILABLE TO HELP YOUR MOVE!**
- Fully Integrated Modern Kitchen
- Bright & Airy Open Plan Living Spaces

Tenure: Freehold EPC Rating: Exempt

£300,000



view this property online williamhbrown.co.uk/Property/DSS111311



Property Ref:
DSS111311 - 0003

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.

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