



LAVENDER HOUSE
10 THE PADDOCKS, STRADBROKE IP21 5HE





An outstanding and spacious executive home on an exclusive enclave by Hopkins Homes. It has outstanding views, an annexe and a paddock and in total is 1.85 acres.

The property is an outstanding detached family home built by Hopkins Homes in a Georgian style within an exclusive enclave of luxury detached houses. The property offers spacious and highly versatile accommodation across three floors and offers excellent entertaining space.

The front door opens to the entrance hall with a dining room to one side and an impressive double aspect living room to the other with a large feature fireplace. The living room opens via bi-folding doors into the substantial conservatory with a door to the garden. The vaulted kitchen is a real highlight of the property with views over the garden and paddock beyond. It is comprehensively fitted with a range of wall and base units and is open to the breakfast room. There is a beneficial utility room with built in fridge and freezer, multiple cupboards, work surface and sink plus a cloakroom.

On the first floor there is a galleried landing to the centre.

To one side is the principal bedroom suite with dressing area and ensuite bathroom with separate shower. There is a guest suite to the front and further double bedroom and separate bathroom. On the second floor are two large bedrooms with far reaching views over the surrounding countryside and a further shower room.

The vendors have converted the detached garage into a self-contained annexe with bedroom, shower room and kitchen to the ground floor and sitting room above having views over the paddock. Immediately to the rear of the house is a large paved terrace for alfresco entertaining. The remainder of the garden is largely laid to lawn enjoying an open aspect. There is a gravel driveway providing parking for several cars which continues past the annexe to a five bar gate leading into the paddock. In the corner, the vendor has erected a double metal barn garage.



5



3



4



1.85 ac



9 miles





LOCATION

Stradbroke offers a range of local shops and services including a village shop, bakery, butchers, pet shop/grooming parlour, medical centre, community centre, post office/library and two public houses. There is also a sports centre with a swimming pool, gym and tennis courts, as well as numerous clubs and societies, including a popular cricket club, tennis club, bowls club and football clubs. The village has both a primary and a secondary school. The neighbouring market towns of Diss, Framlingham and Harleston all provide further services and amenities including a mainline train station at Diss on the Norwich to London Liverpool Street line.

SERVICES

Oil fired central heating. Mains drainage, water and electric. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

LOCAL AUTHORITY

Mid Suffolk District Council and Tax Band F - Lavender House and Tax Band B - Annexe

VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 852217.

AGENTS NOTE

Annual Service Charge £215.73 (Due January)
Accessway reserve fund - annual charge of £79.00 (Due January)
Watsons Management Company





THE ANNEXE

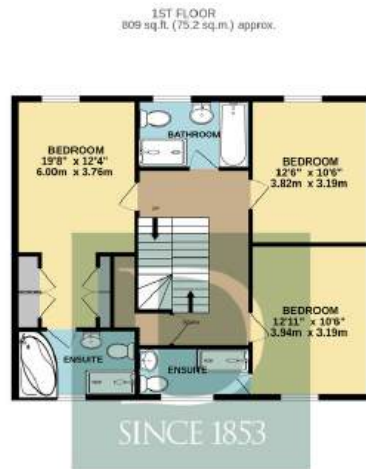


THE ANNEXE

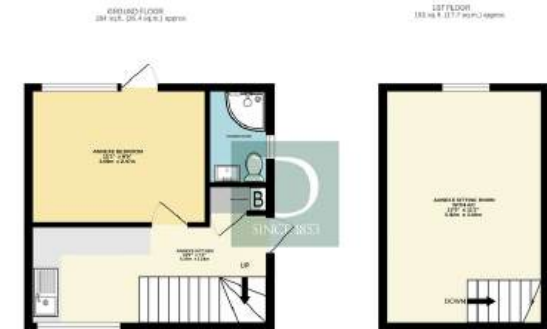


FLOOR PLAN

Lavender House Floorplan



Annexe Floorplan



Barn / Garage Floorplan.



Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

IMPORTANT NOTICE

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- 2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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