



# NEWLAND COTTAGE

GROVE END, STRADBROKE, IP21 5HQ





A three bedroom architect-designed detached home, completed in 2019 and situated in a popular village location

**This individual property is impeccably presented throughout and boasts quality fixtures and fittings. The sitting room is to the front of the property with double doors leading out to a terrace area. The kitchen/breakfast room has a stylish and contemporary range of wall and floor mounted units, with split level oven and 4 ring electric hob. In the dining room area there are double doors leading out to the garden. The downstairs accommodation is completed with a shower room. On the first floor are three bedrooms and a family bathroom.**

**Outside offers an attractive frontage with tarmac driveway providing off road parking. The rear garden is a wonderful addition yet remains low maintenance with terrace areas and lawn. It offers privacy as is enclosed by red brick wall and wooden panelled fencing.**

#### 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 secondary schools. 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

Electric central heating. Mains water and drainage. The property has an impressive energy efficiency, highlighted by an A-Rated EPC and the inclusion of solar panels. This makes it an incredibly cost-effective property to run. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

#### LOCAL AUTHORITY

Mid Suffolk Council & Tax Band C







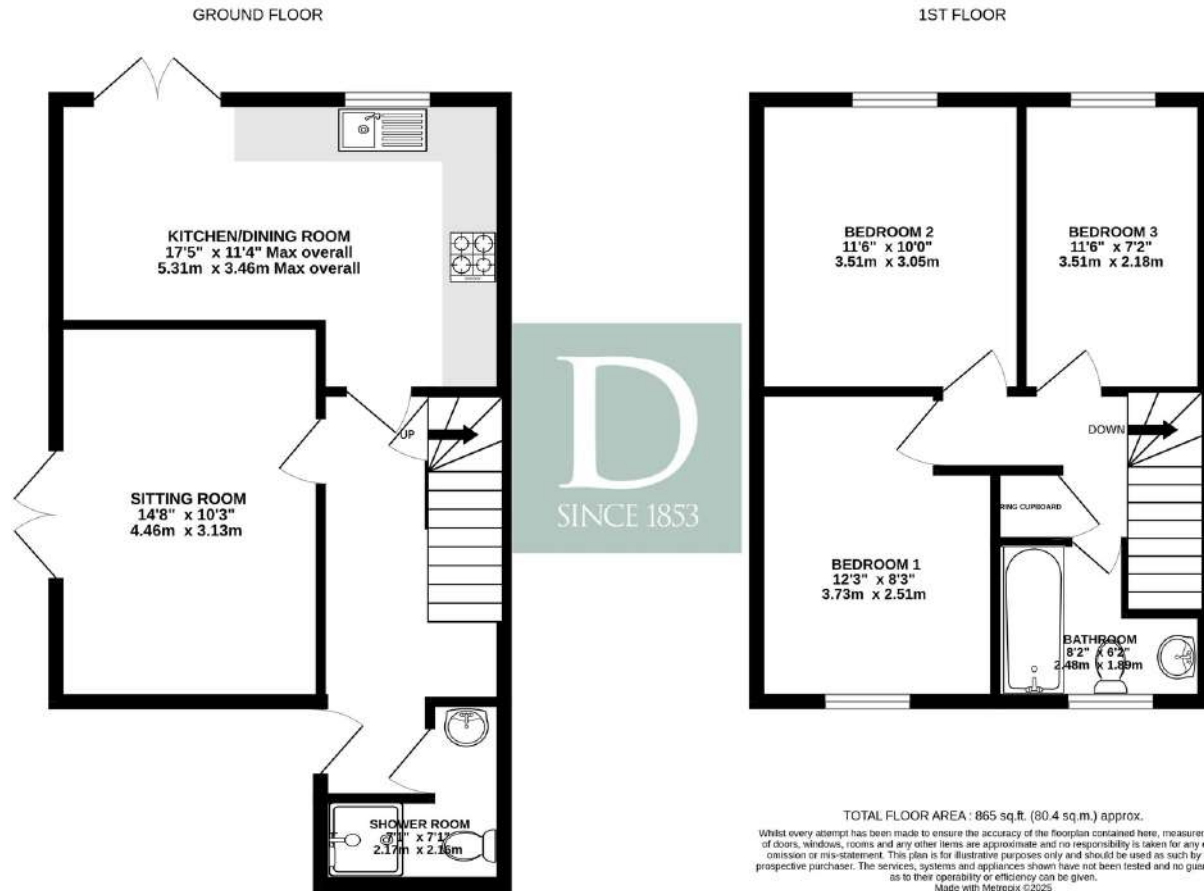




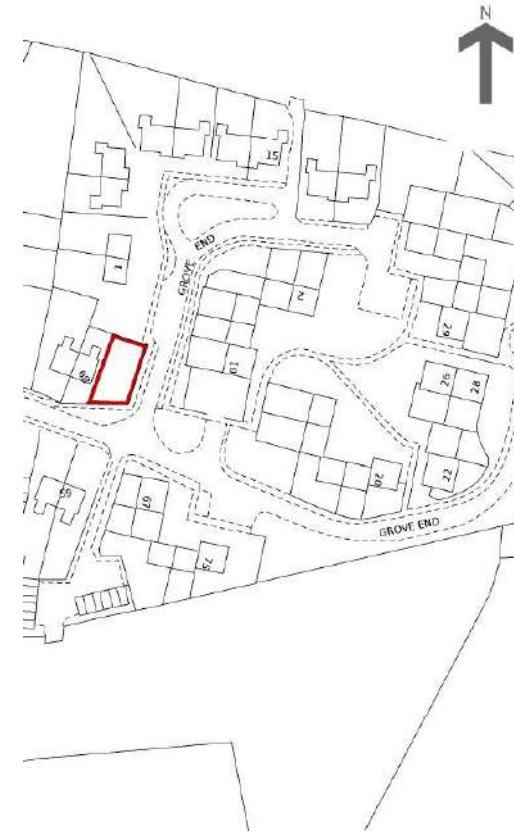




## FLOOR PLAN



## LOCATION MAP



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

### IMPORTANT NOTICE

#### Durrants and their clients give notice that:

- 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
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