

A three bedroom detached house built to the highest of standards, situated within walking distance of all that Stradbroke has to offer.

Guide Price
£495,000 Freehold
Ref: P7466/C

2 Chantala Close
Stradbroke
Eye
Suffolk
IP21 5NT



Hallway, kitchen/dining room, sitting room, utility room and downstairs shower room.

Bedroom one with en-suite shower room.

Two further bedrooms and bathroom.

Off road parking for three vehicles.

Garage/hobby room.

South facing landscaped garden with decking and veranda.

Hot tub.

Garden shed.

Contact Us



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Location

2 Chantala Close is walking distance of the centre of the village of Stradbroke, which offers local shops and services including a Spar convenience store that caters for all day-to-day needs, a bakery, butchers, medical centre, village hall, children's play areas, hairdressing salon, library/Post Office, Baptist Church, two public houses, Church of England VC Primary School and Stradbroke High School. The historical and imposing All Saints Church, with its 15th century tower, is located in the heart of the village and is visible for miles around. 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 South Norfolk town of Diss, with Morrisons, Tesco and Aldi supermarkets, lies about 10.5 miles to the north-west of the property. From here are direct trains to Norwich and London's Liverpool Street station. Framlingham, with its medieval castle, is approximately 9 miles to the south, and the Heritage Coast, with the popular centres of Southwold, Walberswick and Dunwich, is about 18 miles to the east. The county town of Ipswich lies about 23 miles to the south, and Norwich is about 29 miles to the north.

Description

2 Chantala Close is a detached house built in 2017 as part of a bespoke development of just four dwellings. The house, which is of timber frame construction on a brick plinth has painted Siberian Larch cladding under a tiled roof. The quality of the build is clear throughout with features such as composite doors and windows which are aluminium on the exterior and timber on the interior. There are tiled floors on the ground floor with underfloor heating throughout both the ground and first floor. Of particular note is the south facing veranda and decking which overlooks the rear garden. The property benefits from the remainder of its NHBC warranty.

A porch to the front of the house has glazed double doors opening to the hallway. There are stairs to the first floor landing with an under stairs cupboard. Doors lead off to the sitting room, utility room, downstairs shower room and also the kitchen/dining room. This triple aspect room has a north facing window to the front of the property, an east facing glazed door to the side, and bifold doors opening up to the decking and veranda. There are a range of high and low level wall units with an integrated dishwasher, two full size ovens and free standing fridge and freezer. In addition, there are woodblock effect work surfaces with a four ring induction hob and extractor fan. There is also a one and a half bowl stainless steel sink. The triple aspect sitting room has south and west facing windows, as well as east facing French doors opening up to the decking/rear garden. The focal point of the room is a contemporary wood burning stove with feature tiles. There is also wood effect tiled flooring. The utility room has space and plumbing for a washing machine, tumble dryer and fridge. There are high level wall units and a glazed door and window to the exterior. Also on the ground floor is a shower room with WC, handwash basin with cupboard below, shower cubicle and non-slip tiles.

On the first floor landing there are windows to the front and rear. There is a built in storage cupboard and a good size airing cupboard with hot water cylinder, pressurising tank and slatted shelves. Doors from the landing lead to the three bedrooms and bathroom. The principal bedroom is dual aspect and has a window overlooking the rear garden. There are fitted wardrobes with hanging rails and shelving. A door provides access to the en-suite shower room. This has a WC, hand wash basin with cupboards below, shower unit and towel rail. In addition, there is a window.

Bedroom two and three are both dual aspect double bedrooms and one has fitted wardrobes. The bathroom comprises a shower, bath, WC and hand wash basin with cupboard below. There is a towel radiator, recessed spotlighting and window.

Outside

The property is approached from the road via a driveway leading to the four dwellings, upon which, number 2 has a right of way and is responsible for one quarter of the cost of maintenance. This leads to a brick paved parking area for up to three vehicles. Adjacent to this is the garage which is attached to the house. This has a remote control electric garage door to the front. Internally, it measures 17'4 x 11'. It is currently used as a hobby room and is fully insulated. This is home to a water softener and has a window to the rear and personnel door to the exterior. There are pathways to either side of the house that lead to the rear garden. Abutting the house is the larch decking and the veranda. Beyond the decking is an area of lawn which is enclosed by mature shrubs and trees which include a beautiful mature copper beech, acer, silver birch, black elder and pleached hornbeam which offer excellent privacy. In addition are raised beds with alpine and perennial plants. The garden is fully enclosed by six foot fencing, and is dog proof. In addition is a five person hot tub and adjacent to this is a timber garden shed which has power connected, a light and is insulated.









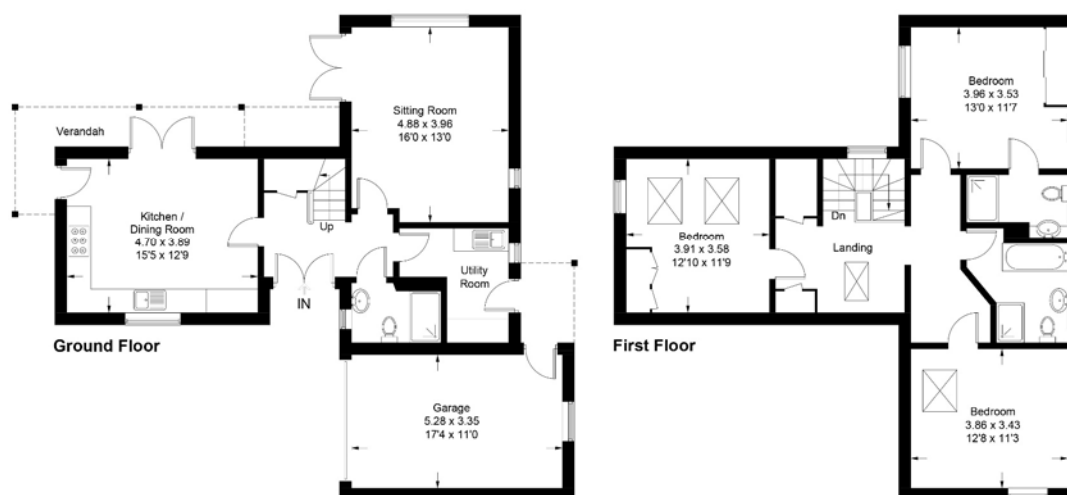








2 Chantala Close, Stradbroke
Approximate Gross Internal Area = 131.9 sq m / 1420 sq ft
Garage = 17.9 sq m / 193 sq ft
Total = 149.8 sq m / 1613 sq ft



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Viewing Strictly by appointment with the agent.

Services Mains water, drainage and electricity. Air-sourced heat pump serving the central heating and hot water.

Broadband To check the broadband coverage available in the area click this link –
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phones To check the mobile phone coverage in the area click this link –
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

EPC Rating = C (Copy available from the agents upon request)

Council Tax Band E; £2,558.11 payable per annum 2024/2025

Local Authority Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX; Tel: 0300 1234000

NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

3. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.

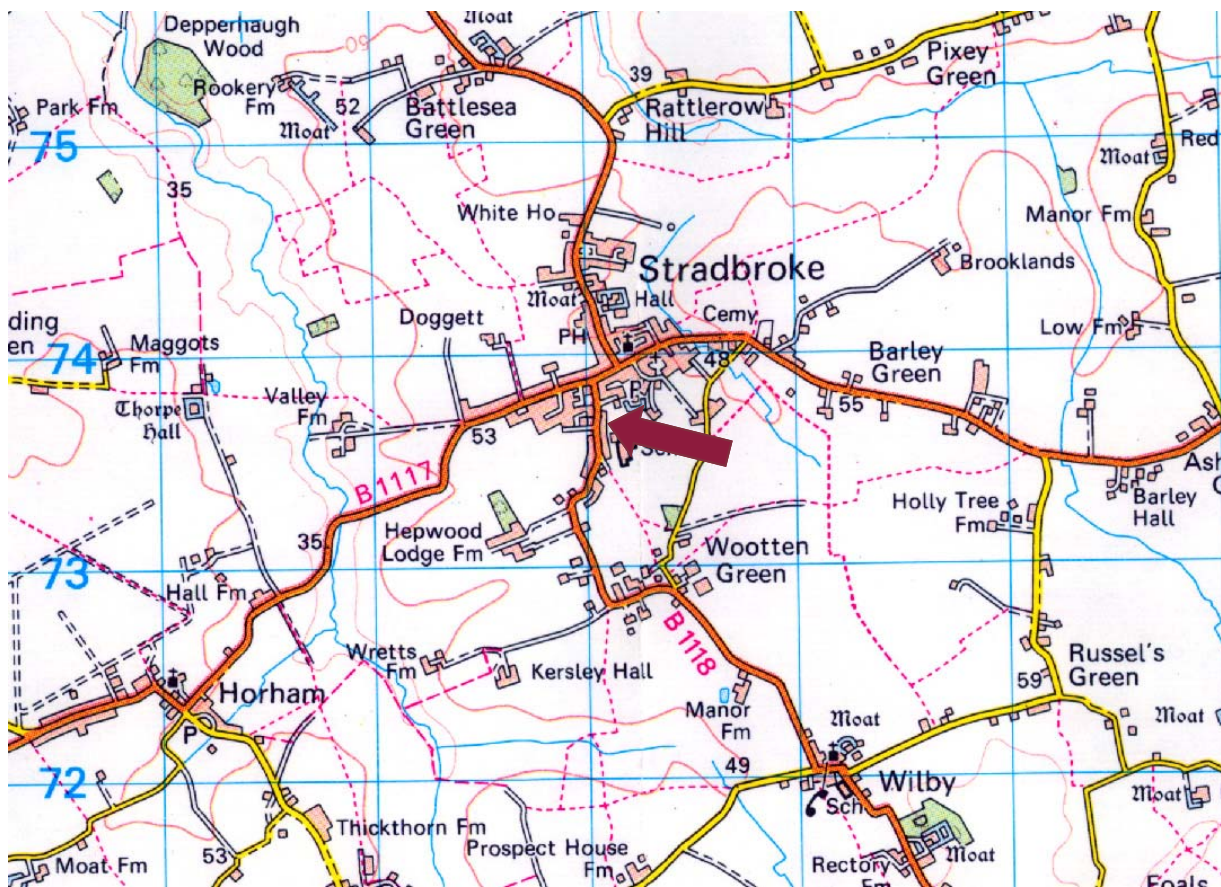
4. As is standard with newer developments, there are standard covenants in place such as not parking a caravan or boat on the property and not constructing sheds that are excessive in size. The agent can provide further information by email.

March 2025

Directions

From the centre of Stradbroke with the church on the right and the Spar shop on the left, proceed along the road and take the left turn towards Wilby and Framlingham. Pass the Ivy House Pub on the left and then the leisure centre on the right, where the entrance to Chantala Close will be found on the left hand side. Proceed down the driveway where number 2 will be found on the right.

What3Words location: skim.silly.proved



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