

A well presented four bedroom detached house situated within the popular village of Stradbroke.

Rent: £1,700 pcm
Ref: R2422

2 Meadow Way
Stradbroke
Eye
IP21 5JW



To let unfurnished on an Assured Shorthold Tenancy for an initial term of twelve months (with a view to extending).

Contact Us



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Location

2 Meadow Way is situated in a cul-de-sac set in the heart of the village of Stradbroke.

The village of Stradbroke is well served by a range of local shops including a bakers and butchers, pubs, primary and secondary schools, as well as having the benefit of a sports centre with a swimming pool.

The historic town of Framlingham, with schools in both the state and private sector, is situated about nine miles to the south. The Heritage Coast is within about sixteen miles and the County Town of Ipswich about twenty miles to the south. Inter City rail services between Norwich and London's Liverpool Street station can be taken from Diss, about nine miles to the west.

The Accommodation

Ground Floor

Entering through a partially glazed front door into

Entrance Hall

With tiled floor and double panelled radiator. Understairs cupboard with coat hooks and shelving. Stairs off to first floor.

Cloakroom

With pedestal wash hand basin and low level flush WC. Tiled floor. Double panelled radiator. Wall mounted mirror, bathroom cabinet and extractor fan.

Sitting Room 17'3" x 12'2" (5.26m x 3.71m)

With brick fireplace and hearth. Inset wood burner. Inset ceiling beams. Windows to the front elevation. TV and BT points. Double panelled radiator. Double doors leading to Sun Room. A door leads from the sitting room into the entrance hall.

From the hallway the staircase leads to the first floor and galleried landing.

Study 12'0" x 11'6" (12'0" x 11'6")

A light room with dual aspect windows. Double panelled radiator. Inset ceiling beams. BT and TV point. Laminate flooring.





Kitchen 12'1" x 12'2" (3.68m x 3.71m)

With a good range of wood effect wall and base units. Beige roll top work surface inset with white sink with stainless steel mixer tap over and tiled splash back. Inset Neff single oven and AEG induction hob. Integrated Neff dishwasher and Integrated fridge. Inset ceiling spot lights. Tiled floor. Dual aspect windows. With tiled floor and underfloor heating.



Dining Room/Sun Room 21'4" x 11'4" (6.50m x 3.45m)

An archway from the kitchen leads into the Dining Room/Sun Room. With tiled floor and underfloor heating. Built in cupboard with shelving and high level cupboard above. Uplighter wall lights and cable lighting to the ceiling. TV point. Double internal doors open into the Sitting Room. Dual aspect windows and French doors leading out to the garden.



Utility Room

With a range of wooden base and wall units with beige roll top work surface over inset with a stainless steel sink and mixer tap over. Space for washing machine and tumble dryer. Double panelled radiator. Oil fired boiler. Spot lights to ceiling. Door leading out to the driveway.

From the hallway stairs lead to

First Floor

Galleried Landing

With **airing cupboard** housing the hot water tank and slatted shelving. Windows the front and rear allowing light through. Double panelled radiator. Doors off to

Bedroom One 12'0" x 11'5" (3.66m x 3.48m)

A double bedroom with dual aspect windows. Double panelled radiator. BT and TV points. Door leading into

En-suite Bathroom

Comprising a white three piece suite with low level flush WC, pedestal wash hand basin and bath with telephone taps and hand held shower head. Double panelled radiator. Tiled walls. Obscured glazed window. Mirrored bathroom cabinet, towel rail and extractor fan.

Bedroom Two 11'6" x 12'2" (3.51m x 3.71m)

A further double bedroom with window overlooking the front garden. Double panelled radiator. BT and TV point.



Family Bathroom

With four piece suite comprising bath with mixer taps over, separate shower cubicle, vanity sink and low level flush WC. Tiled walls and floors. Obscure glazed windows. Double panelled radiator. Towel rail and extractor fan.



A second staircase leads to

Second Floor

Landing Area

With cupboard housing cold water tank.

Bedroom Three 12'0" x 12'10" (3.66m x 3.91m)

A spacious second floor double bedroom with restrictive height due to the eaves. Double panelled radiator. Window to side elevation and skylight window.

Bedroom Four 11'11" x 12'8" (3.63m x 3.86m)

A further second floor double bedroom with restrictive height due to the eaves. Double panelled radiator. Window to side elevation and skylight window. BT and TV points.



Outside

The property is approached via a path leading to a beautiful cottage style front garden to include a selection of fruit trees. An external porch leads to the front door.

To the side of the property is a driveway with parking for two vehicles. From the driveway there is a door leading to the **double** garage which has power and light connected and useful eaves storage.

To the rear of the garage there is a gated area for bins. To the side of the driveway a gate leads into the rear garden. The garden is predominantly laid lawn with raised beds, mature trees and shrubs. To the rear of the property is an enclosed patio area for seating which has an outside electric point and outside wall lights.



Services Mains water, sewerage and electricity. Oil fired central heating.

Council Tax Band E, £2,558.11 payable 2024/2025.

Local Authority Mid Suffolk District Council.

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

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

Viewings Strictly by appointment with the Agent.

NOTE: Items depicted in the photographs or described within these particulars are not necessarily included within the tenancy agreement. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

July 2024



Directions

From Framlingham head north along the B1116 into the village of Dennington. At the T junction with the A1120, turn right and then almost immediately left back onto the B1116. Continue on this road for approximately five miles (it then becomes the B1117 - do not turn right towards Fressingfield and Harleston) and you will enter Stradbroke. Continue through the village and the turning to Meadow Way can be found on the right hand side past the church and turning to Wilby. The property is identified with a Clarke and Simpson 'To Let' board.



For those using the What3Words app:

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		87
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
EU Directive 2002/91/EC		

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