

*A modern constructed house
finished to a very high standard,
situated in the desirable village of
Stradbroke.*

Rent £1,300 p.c.m
Ref: R1929

4 Chantala Close
Stradbroke
Suffolk
IP21 5NT



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

4 Chantala Close is a modern property in the heart of the village of Stradbroke. The village is well served by a range of local shops including a bakers and butchers, pubs, primary and secondary schools, doctor's surgery, library and Post Office 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.

Ground Floor

Entering through partially glazed composite wood and aluminium door into

Entrance Hallway

A light and spacious entrance with attractive tiled floor with underfloor heating and wall mounted controls. Recess ceiling mounted LED spotlights and wall mounted coat hooks and doors off to

Cloakroom

Fitted with vanity unit wash hand basin with mirror over, low flush encased cistern WC with storage to the side and quartz worktop over. Recess ceiling mounted LED spotlights.

Dining Room /Bedroom Three 11'0" x 10'1" (3.36 x 3.08m) (max)

A good size dining room which will also make an excellent snug or study. With window to the front of the property, recess ceiling mounted LED spotlights and TV aerial socket. Underfloor heating with wall mounted controls.

Sitting Room 18'2 x 10'0 (5.56m x 3.06m) (max)

An excellent size room with an impressive central woodburning stove on tiled hearth. Large window to the front of the property. Underfloor heating with wall mounted controls. Patch board for Cat5 connections, TV, telephone, computer. Recess ceiling mounted LED spotlights and half moon wall lights.

Kitchen/Breakfast Room 17'8 x 11'5 (5.44m x 3.53m)

A most fantastic vaulted room with double doors leading out to a large paved seating area and window overlooking the rear garden. Contemporary staircase leading up to the first floor galleried landing overlooking the kitchen. Fitted with an excellent range of base and eye level kitchen units comprising cream fronts with chrome effect handles with quartz worktop over and matching splashback. Space and plumbing for washing machine. Integrated Belling dishwasher. Integrated four ring induction hob with extractor fan over and single oven below. Attractive tiled flooring with under floor heating. Space for American style fridge/freezer. Controls for Velux windows. **Large understairs cupboard** housing controls for underfloor heating. A further door giving access to a **pantry cupboard** housing water softener, Television aerial distribution. Telephone socket. Wall mounted fuse board. Quartz work top with storage below and shelving over. Stairs lead from the kitchen up to the

First Floor

Galleried Landing

With recess ceiling mounted LED spotlights. Underfloor heating and controls. Doors off to

Master Bedroom 14'9 x 10'1 (4.55m x 3.10m) (max) Partially restricted ceiling height.

An excellent size double bedroom with underfloor heating and wall mounted controls. Recess ceiling mounted LED spotlights. Large window to the front of the property. Television aerial socket and network socket.

Bedroom Two 10'11" x 12'5" (3.34m x 3.79m) (max)

A further good size double bedroom or excellent size single with large window to the front of the property. Network socket. TV aerial socket. Recess ceiling mounted LED spotlights. Underfloor heating with wall mounted controls. Hatch to attic.

Family Bathroom

Fitted with a four piece suite comprising bath, vanity unit wash hand basin with storage below. Low flush WC with encased cistern and worksurface over and a large walk-in shower. A range of storage comprising cupboards and shelves. Door to

Airing Cupboard (also accessed from the landing) fitted with heat exchanger for central heating and controls for underfloor heating. Fully lagged hot water tank and range of partially slatted shelves. Recess ceiling mounted LED spotlights



Outside

The property is approached off Chantala Close via oak gates which lead to a block paved path providing parking for two cars beyond. A block paved path leads around the side of the property where there is a raised deck area with covered open porch. leading to front door. The air source heat pump is situated in this area. Accessed from the side or the kitchen French doors is a very pleasant and enclosed rear garden edged by close boarding fencing, with a paved seating area beyond and the garden is laid to lawn.

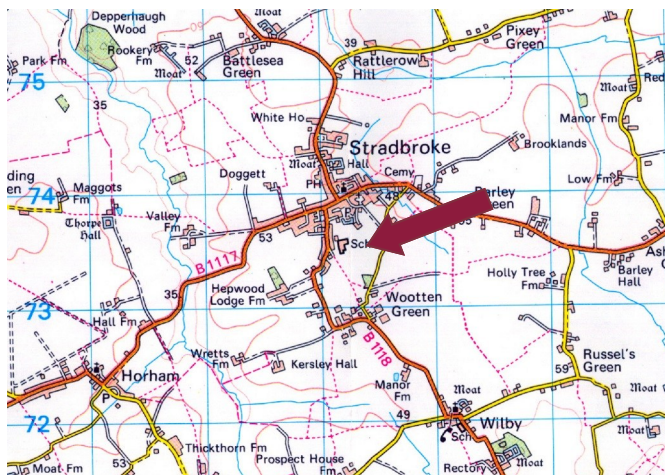
Services Mains water and drainage connected. Air source underfloor heating throughout.

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>

Council Tax Band C. £1,944.12 payable 2025/2026

Local Authority Mid Suffolk District Council.



Directions

From Framlingham proceed north on the B1116 road to Dennington and at the junction with the A1120 turn right and then first left, following the road past Laxfield and on towards Stradbroke. On entering Stradbroke, continue past the row of shops on the left and take the left turning into Wilby Road. 4 Chantala Close will be found on the left hand side just before the left turn to Stradbroke High School.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.

November 2025

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