



*The Paddocks,*  
Stradbroke, Nr Eye, Suffolk



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Situated on a small development on the edge of the well served village of Stradroke, this three bedroom detached 'Hopkins Homes' built house features well presented accommodation and benefits from an integral garage, driveway parking and attractive landscaped garden.

Accommodation comprises briefly:

- Hallway
- Cloakroom
- Sitting Room
- Kitchen/Breakfast Room
- Conservatory
- First Floor Landing
- Master Bedroom with En-suite
- Two Further Bedrooms
- Family Bathroom

Outside

- Attractive Landscaped Garden
- Integral Garage
- Driveway Parking
- Cul-de-Sac Location



### The Property

The front door opens into the entrance hall with stairs leading to the first floor with useful under stairs cupboard and door into the cloakroom. The sitting room is on the left as you walk in with window to the front aspect and attractive fireplace housing an electric fire. Double doors open into the kitchen/breakfast room which has ample room for a dining table and chairs and is well fitted with a matching range of wall, base and drawer units as well as a tall larder cupboard. There is ample work top space with stainless steel sink with separate drinking water tap, space and plumbing for a washing machine and dishwasher, integrated fridge/freezer, built-in Neff eye level double oven/combination microwave and hob with extractor over. Doors open into the conservatory with underfloor heating and lovely views and doors leading out to the rear garden.

Stairs rise to the first floor accommodation with loft access hatch and cupboard housing the hot water tank. The master bedroom has a window to the front aspect, built-in wardrobe and door to en-suite with enclosed spa shower cubicle with steam jets, low level WC and pedestal wash basin. There are two further bedrooms, one is currently being used as a study with a built-in desk, shelving and cupboards as well as a built-in wardrobe and bedroom three has an excellent range of fitted furniture and dormer windows to both sides. The family bathroom completes the accommodation and is fully tiled with suite comprising panelled bath with shower over, WC and pedestal wash basin.





## Outside

The front garden is laid with artificial turf with a path leading to the entrance door. A driveway provides parking and leads to the garage with electric door, power and light connected, the oil fired boiler and water softener are situated in the garage. A side gate leads into the attractive rear garden which has been designed by a local landscaper and has been transformed into a 'Mediterranean style' garden offering a secluded and tranquil space. The garden is fully paved with raised planters containing a variety of shrubs and plants and a seating area with pergola is covered with a beautiful scented Clematis. To the rear there is a contemporary style water feature and in the corner a useful timber shed for storage.

## Location

The property is located on the edge of the village, which includes facilities such as a bakers, butcher, library, primary school, secondary school, leisure centre, swimming pool, doctors and two public houses. Further facilities are available in the neighbouring towns of Harleston, Diss & Framlingham. All have further education including Thomas Mills High School, Archbishop Sancroft High School, Diss High and Framlingham College. In addition, the towns have further facilities including larger supermarkets, retailers and restaurants. Diss has a mainline train service to London Liverpool Street, Ipswich and Norwich. The Heritage Coast around Southwold, Walberswick and Aldeburgh is just 30 minutes or so by car.



### Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation. All fitted blinds are included.

### Services

Oil Fired Central Heating – electric underfloor heating in the conservatory.

Mains drainage, electricity and water are connected.

EPC Rating: C

### Local Authority

Mid Suffolk District Council

Tax Band: C

Postcode: IP21 5HE

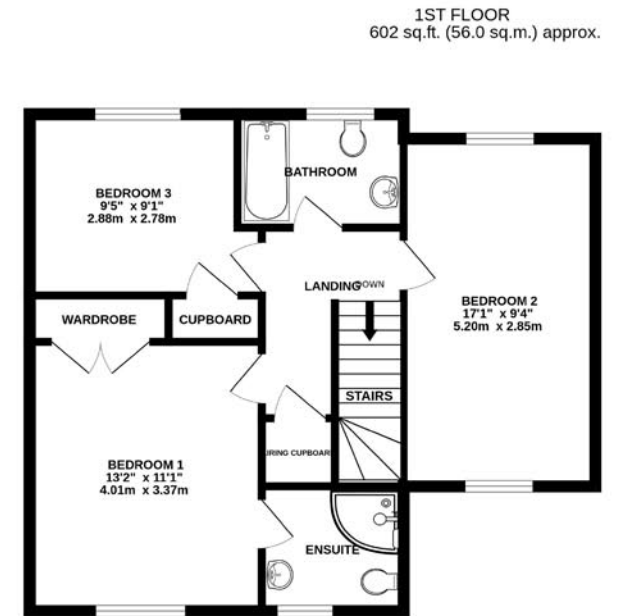
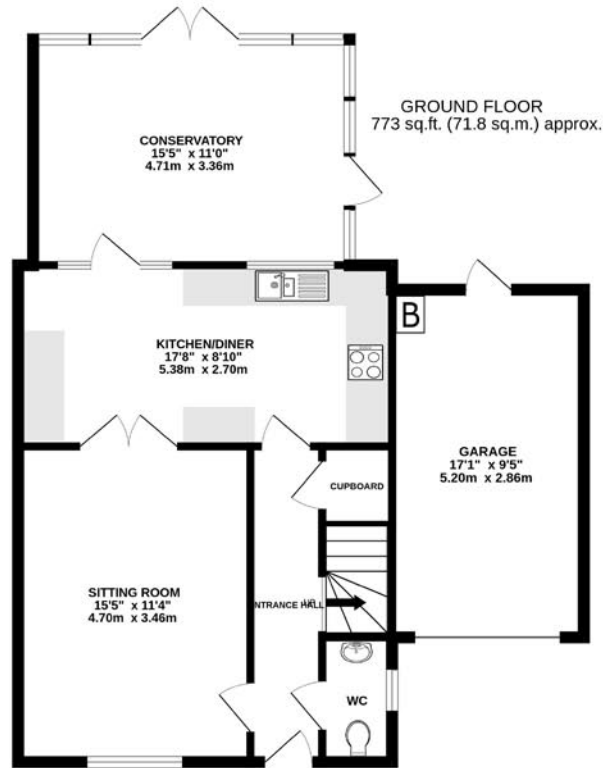
### Agents Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

### Tenure

Vacant possession of the freehold will be given on completion.

Guide Price: £375,000



TOTAL FLOOR AREA: 1375 sq.ft. (127.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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