



Queen Street, Stradbroke - IP21 5HH



Queen Street

Stradbroke, Eye

NO CHAIN! Welcome to this BESPOKE NEWLY BUILT FOUR BEDROOM SEMI DETACHED TOWNHOUSE, offering OVER 1040 SQFT (stms) OF INTERNAL LIVING SPACE and thoughtfully designed FLEXIBLE ACCOMMODATION arranged over three spacious floors. Step through the welcoming entrance hall (with convenient storage and a modern cloakroom) and discover a FULLY FITTED CONTEMPORARY KITCHEN featuring SOLID WOOD WORKTOPS and INTEGRATED APPLIANCES, perfect for home cooks and entertainers alike. The heart of the home is the SPACIOUS SITTING/DINING ROOM, flooded with natural light from LARGE DOORS that seamlessly open onto the garden, creating an ideal environment for both relaxation and entertaining. The ground floor benefits from underfloor heating also. Upstairs, you will find FOUR GENEROUS BEDROOMS, including a luxurious principal suite with en suite shower room on the top floor, as well as a stylish family bathroom (both finished to an exceptional standard). This property is ECO EFFICIENT, boasting MODERN AIR SOURCE HEATING and an impressive EPC RATING B, ensuring year-round comfort and low running costs. With a versatile layout, this home is perfectly suited for growing families, those seeking a dedicated home office, or anyone looking for adaptable living space. Every detail has been carefully considered to offer a welcoming, practical, and stylish home in a sought-after location. To the rear, a FULLY LANDSCAPED REAR GARDEN awaits, providing an inviting space for al fresco dining, children's play, or peaceful relaxation. The garden (designed for low maintenance and year-round enjoyment) features a patio area ideal for summer barbeques, lush lawns. Beyond, there are TWO OFF ROAD PARKING SPACES which ensure convenience for residents and guests alike.



Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Bespoke Newly Built Home
- Over 1068 SqFt Of Internal Living Space
- Flexible Accommodation Laid Out Over Three Floors
- Fully Fitted Contemporary Kitchen With Solid Wood Worktops & Integrated Appliances
- Spacious Sitting/Dining Room With Large Doors Opening Onto The Garden
- Four Generous Bedrooms & Two Bathrooms
- Eco Efficient With Modern Air Source Heating & EPC Rating B
- Fully Landscaped Rear Gardens & Two Off Road Parking Spaces

Stradbroke is a traditional rural village with excellent local facilities including public houses, bakery, butchers, post office, library, leisure centre and swimming pool, primary and secondary school, doctor's surgery and other local amenities. A wider range of shopping facilities are available in Harleston, approximately six miles away and Diss, which also boasts a mainline train station to London Liverpool Street via Ipswich with the journey taking approximately 90 minutes.

SETTING THE SCENE

Approached using the shared driveway with both the neighbouring house and the adjoining new build, this in turn leads to the parking area at the rear of the house which you will find two parking spaces as well as an EV charging point. There is a gate from the rear into the garden. To the front of the house there is a lawned area as well as pathway leading to the covered main entrance door.



THE GRAND TOUR

Entering the home via the main entrance door into the hallway you will find underfloor heating across the ground floor which provides a gentle, even warmth underfoot, while high-performance double-glazed windows in addition that allow natural light to flow and help maintain a comfortable temperature year-round. At the rear of the home, the spacious sitting/dining room which overlooks the garden with large doors leading out, is an ideal setting for relaxed evenings, family gatherings or entertaining friends. The contemporary kitchen to the front of the house combines practicality, modern features and cottage style character, featuring solid wood worktops and a full range of integrated appliances including a dishwasher, hob, fridge-freezer and combi oven/grill. A convenient ground floor cloakroom completes the ground floor.

Upstairs, the first floor offers three well-proportioned bedrooms, two comfortable doubles and a versatile third bedroom perfect as a nursery, dressing room or home office. A stylish family bathroom serves this floor, finished with a modern style. Occupying the entire second floor, the main bedroom creates a private sanctuary away from the rest of the home. The space easily accommodates wardrobes and additional furniture, while the ensuite shower room provides a calm retreat to start and end the day.

FIND US

Postcode : IP21 5HH

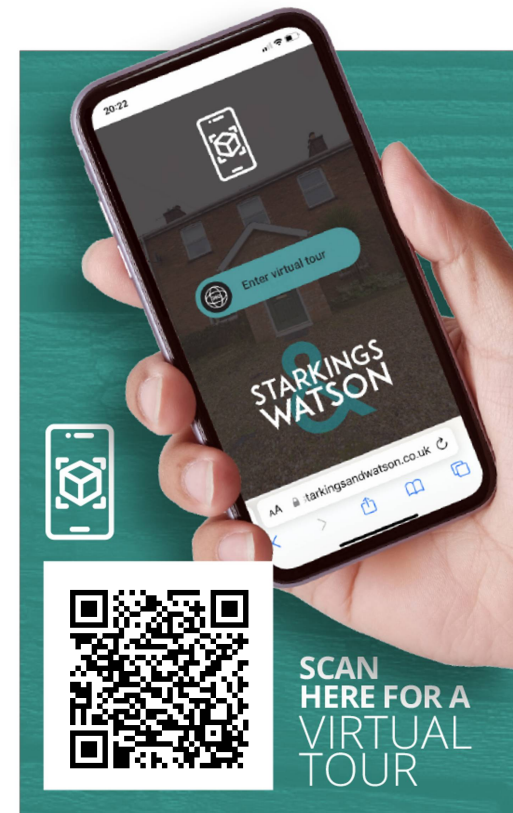
What3Words : ///valued.question.civic

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTES

Buyers are advised that the driveway is shared initially with the both houses either side and then to the rear where the parking area is located, is shared with the adjoining house. Mains electricity, water and drainage are provided with central heating provided by an air source heat pump with underfloor heating on the ground floor.



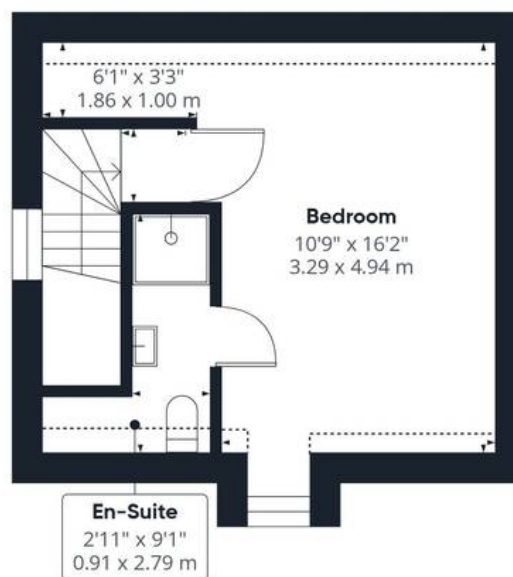
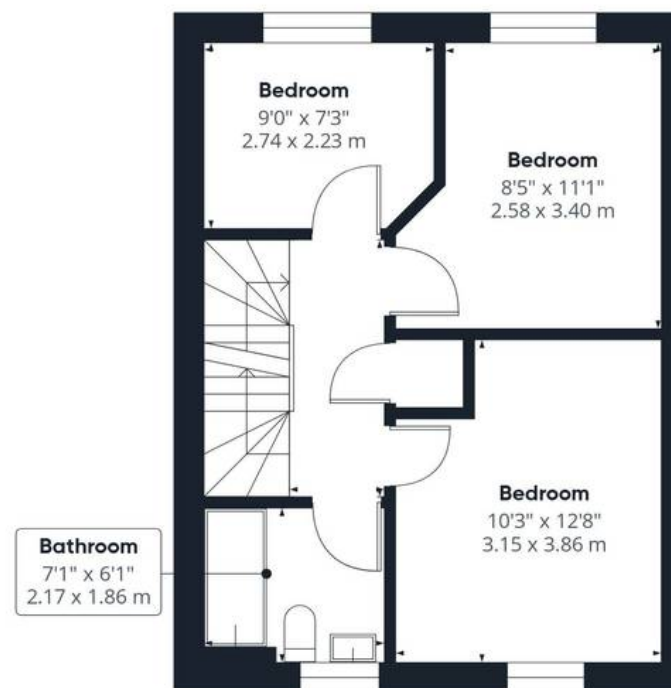




THE GREAT OUTDOORS

The landscaped rear garden is mainly lawn with a generous paved area abutting the rear of the property, the garden is enclosed by panel fences and has a pedestrian gate allowing access to the parking area at the rear which comes with two parking spaces and an EV charger. There is also a side gate within the garden leading to the frontage.





Approximate total area⁽¹⁾

1068 ft²
99.22 m²

Reduced headroom

26 ft²
2.4 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.