



Ash Plough, Stradbroke - IP21 5HB



Ash Plough

Stradbroke, Eye

This impressive FOUR BEDROOM SEMI-DETACHED FAMILY HOME offers spacious and versatile accommodation arranged over THREE WELL PROPORTIONED FLOORS, with almost 1400 square feet of INTERNAL LIVING SPACE! (STMS). The ground floor welcomes you with a generous OPEN PLAN sitting and dining room overlooking the garden, perfect for both relaxed family living and entertaining guests. The modern kitchen to the front is fitted with contemporary units and provides ample workspace for culinary enthusiasts. There is also a useful W/C on the ground floor. On the first floor there are THREE DOUBLE BEDROOMS all fitted with storage designed to provide comfort and flexibility for families of all sizes. One of the bedrooms on this level also houses and EN-SUITE shower room. Completing the first floor is the family bathroom. On the top floor there is a final double bedroom again with storage and another EN-SUITE shower room. Situated in a popular village location, the house is within easy reach of reputable local schools and a range of amenities, making it a superb choice for families. The outside space is equally impressive, with private rear gardens that back directly onto OPEN FIELDS, offering a tranquil outlook and a wonderful sense of seclusion.



The garden has been landscaped to provide areas for relaxation, play, and outdoor dining, making it the perfect setting for summer barbeques or morning coffee. A car-port provides sheltered parking, and there is a separate shed/workshop, ideal for additional storage or hobbies.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Semi-Detached Family Home
- Impressive Accommodation Over Three Floors
- Almost 1400 SQFT Internally (stms)
- Large Open Plan Sitting & Dining Room
- Four Double Bedrooms & Three Bathrooms In Total
- Private Rear Gardens Backing Onto Fields
- Car-Port Parking & Shed/Workshop
- Popular Village Location With Good Schools & Amenities

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 via the quiet cul-de-sac there is a covered car port parking space to the side which leads to the shed/workshop beyond. The main entrance door is found to the front of the house leading into the hallway.

THE GRAND TOUR

Entering the house via the main entrance door to the front there is a welcoming entrance hallway with stairs to the first floor landing as well as understairs storage and the all important W/C. An attractive tiled flooring leads to the sitting room at the rear and the kitchen to the front. The kitchen is well fitted with a range of wall and base level units and wooden worktops over. Appliances include a double electric oven and grill with hob and extractor over. There is a microwave and built in as well as space for fridge/freezer and dishwasher also. The same tiled flooring runs throughout the kitchen. The sitting and dining room are found to the rear overlooking the garden offering an open plan family friendly space. There is a door out to the garden as well as built in storage. Heading up to the first floor landing there are three double bedrooms and a family bathroom leading off. The bathroom provides a bath with a shower over, w/c and hand wash basin. The first room to the right benefits from a dual aspect to front and rear. The smallest bedroom (still a double) overlooks the rear garden and offers built in storage. The main bedroom is found to the front of the house with a double built in wardrobe and en-suite shower room. Heading up to the top floor there is a further double room with built in storage again and eaves storage as well as another en-suite shower room.

FIND US

Postcode : IP21 5HB

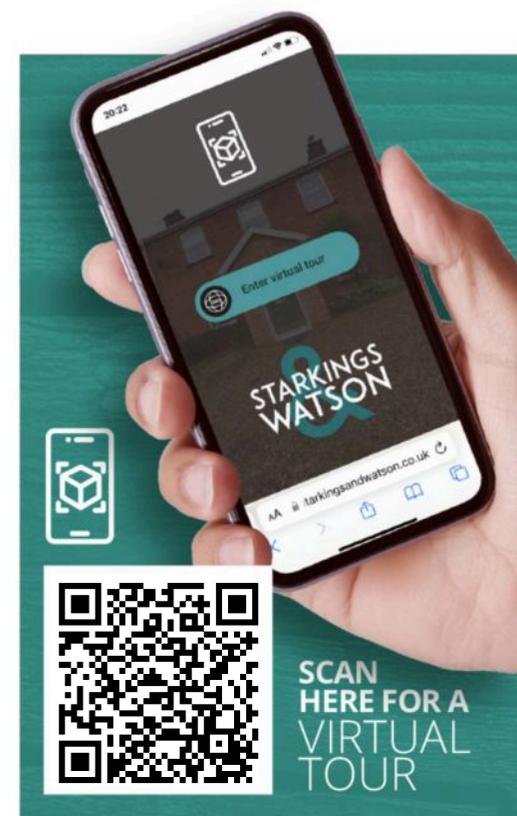
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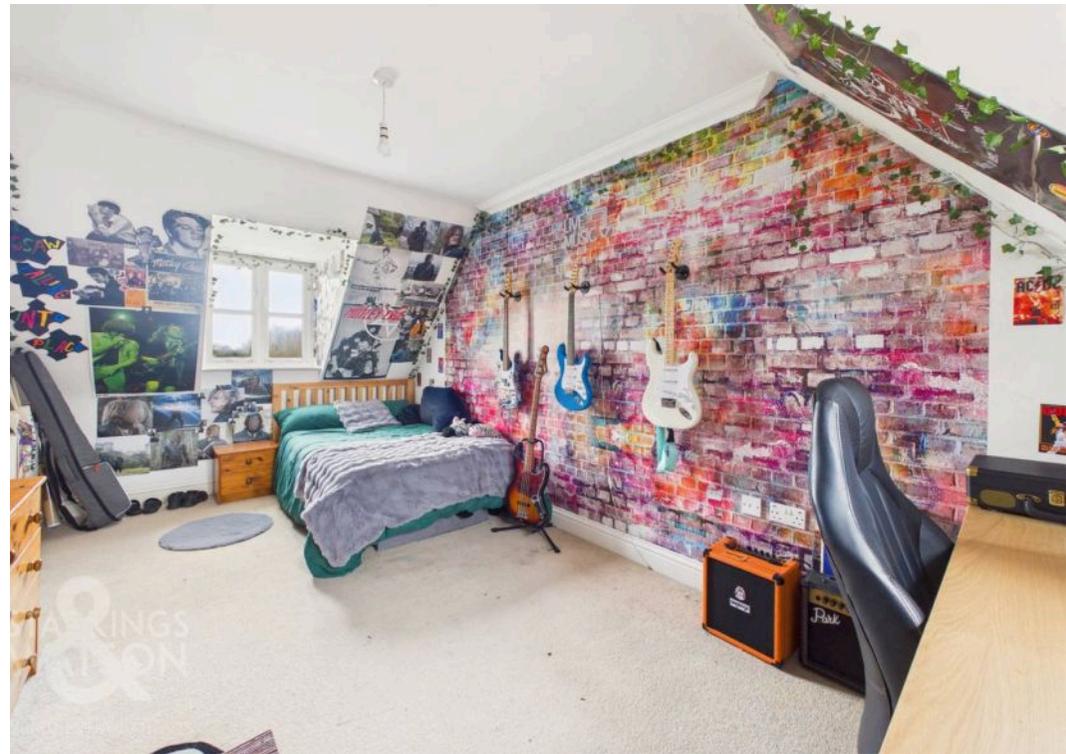
VIRTUAL TOUR

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

AGENTS NOTES

Buyers are advised there is a communal service charge for the development in the region of £280 PA.



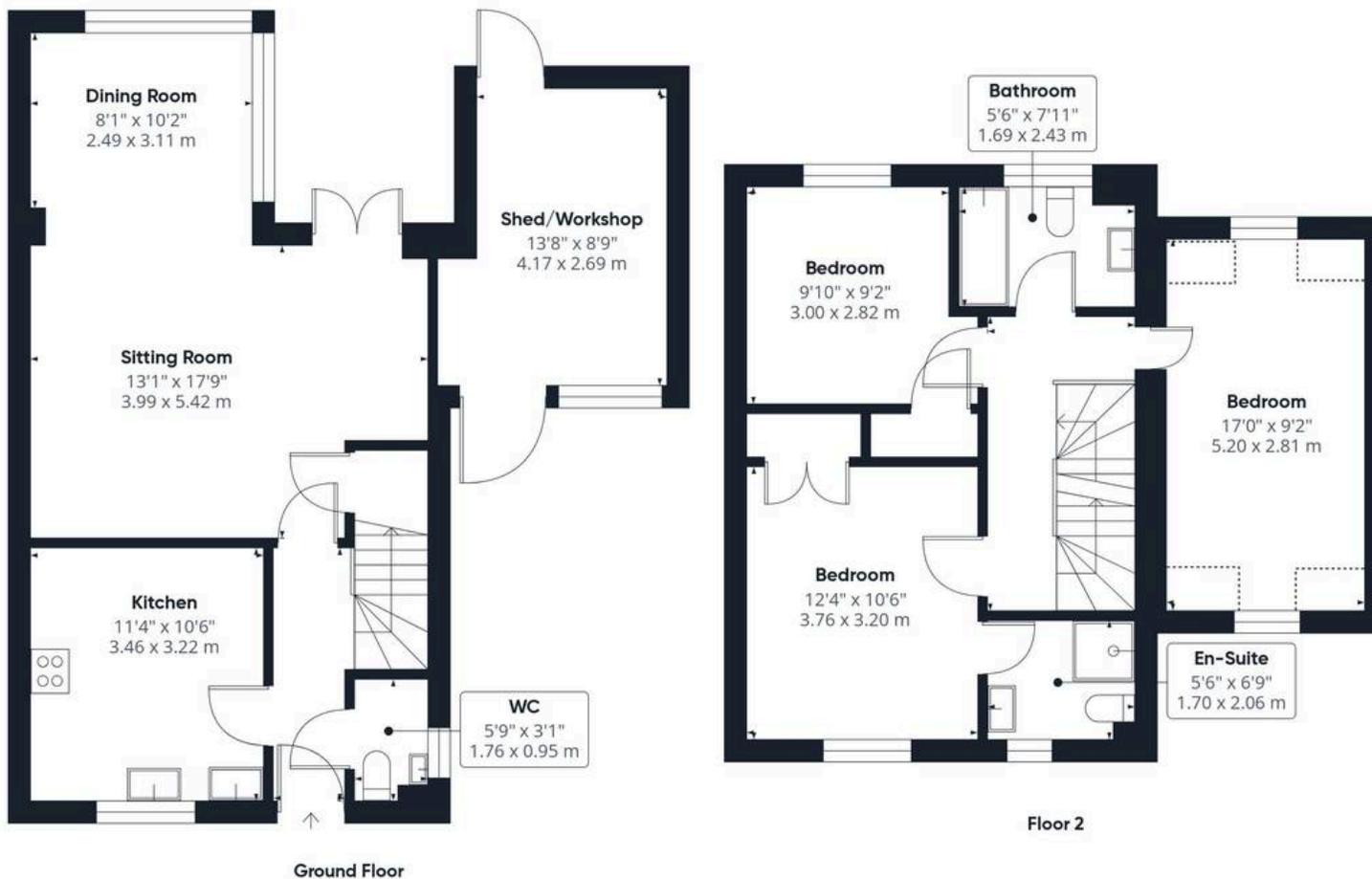




THE GREAT OUTDOORS

The rear garden provides a pleasant enclosed space which backs directly onto the open fields providing a rural aspect. The garden is mainly laid to lawn with a paved and shingled patio area. The oil tank is located in the back garden screened with the garden also being enclosed with timber fencing. A door leads through to the workshop/storage with power and light with a door into the covered car port.





Approximate total area⁽¹⁾

1397 ft²
129.7 m²

Reduced headroom

35 ft²
3.3 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 and 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.