

A well presented and maintained two bedroom detached bungalow, which forms part of the Drapers Hill development, just a short walk from the amenities of Stradbroke.



Guide Price

£325,000

Freehold

Ref: P7812/B

Address

4 Drapers Hill
Stradbroke
Eye
Suffolk
IP21 5LQ



Entrance porch, entrance hall, sitting/dining room, conservatory and kitchen.
Principal bedroom with ensuite shower room, second double bedroom with a family bathroom.
Driveway and single garage.
Open-plan garden to the front and enclosed garden to the rear.
No forward chain.

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU

T: 01728 724200
email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

And at The London Office
40 St James' Place
London SW1A 1NS

Location

The property forms part of the popular Drapers Hill development, a short distance to the east of the village of Stradbroke. The village offers local shops and services including a Spar convenience store that caters for all day-to-day needs, a bakery, pet shop/grooming parlour, medical centre, village hall, children's play areas, hairdressing salon, library/Post Office, Stradbroke Baptist Church, two public houses, Church of England VC Primary School and Stradbroke High School. The historical and imposing All Saints Church, with its 15th century tower, is located in the heart of the village and is visible for miles around. There is also a sports centre with a swimming pool, gym and tennis courts, as well as numerous clubs and societies, including a popular cricket club, tennis club, bowls club and football clubs.

The South Norfolk town of Diss, with Morrisons, Tesco and Aldi supermarkets, lies just over 9 miles to the north-west of the property. From here are direct trains to Norwich and London's Liverpool Street station. Framlingham, with its medieval castle, is approximately 10 miles to the south, and the Heritage Coast, with the popular centres of Southwold, Walberswick and Dunwich, is about 21 miles to the east. The county town of Ipswich lies about 24 miles to the south, and Norwich is about 28 miles to the north.

Description

4 Drapers Hill is an exceptionally well-maintained two-bedroom detached bungalow, featuring part brick and part rendered elevations beneath a pitched tiled roof, with the added benefit of a conservatory. During the current vendor's tenure, the property has benefitted from replacement double-glazed windows throughout (with the exception of one), along with a refitted kitchen and bathroom. The bungalow further benefits from modern electric heaters.

Entering the property from the front, you step into the entrance porch, which features ceramic tiled flooring and windows to both the front and side. The front door then opens into the entrance hall, providing access to the loft, a built-in coat cupboard and an airing cupboard housing a pre-lagged water cylinder with slatted shelving. Doors from the hall lead to the well-proportioned sitting/dining room, with a bay window to the front and a central fireplace with a marble-style surround and hearth, complemented by a wooden mantel and inset electric fire. The sitting/dining room benefits from wall-mounted lighting and sliding doors opening into the conservatory. The conservatory is of UPVC construction with a polycarbonate roof and features windows and a door leading out to the garden. A serving hatch connects the dining area to the kitchen. The kitchen, which was recently fitted and has a window to the rear and a door opening onto the garden, is fitted with a matching range of wall and base units incorporating a circular sink with mixer tap set into composite worktops. Appliances include an electric AEG induction hob with splashback and stainless steel AEG extractor hood over, a high-level oven, and integrated dishwasher, fridge/freezer and washing machine.

From the entrance hall, a door leads to the principal bedroom which has a large window to rear and features two sets of built-in double wardrobes with hanging rails and shelving above. This room also benefits from an en-suite shower room, refitted with a hidden-cistern WC, pedestal wash hand basin with mixer tap and backlit mirror above, built-in corner shower cubicle with drencher shower and separate hand-held attachment, a chrome heated towel rail and a wall-mounted cupboard. The second double bedroom is located to the front of the property and enjoys a front-facing window. The family bathroom serves this bedroom and features opaque windows to the front and side, a panelled bath with tiled surround, close-coupled WC and pedestal wash hand basin with mirror, light and shaver point above.

Outside

The property is approached from the highway via a gravelled driveway providing off-road parking in front of a single attached garage. A pathway leads through the front garden, which is mainly laid to lawn and bordered by hedging, with areas of paving and established flower beds. To the rear, the enclosed garden is predominantly hard landscaped and features established vegetable beds along with flower and shrub borders. A paved terrace sits immediately behind the property, providing an ideal seating area. There is access to the garage via a personnel door, along with gated access to the rear.

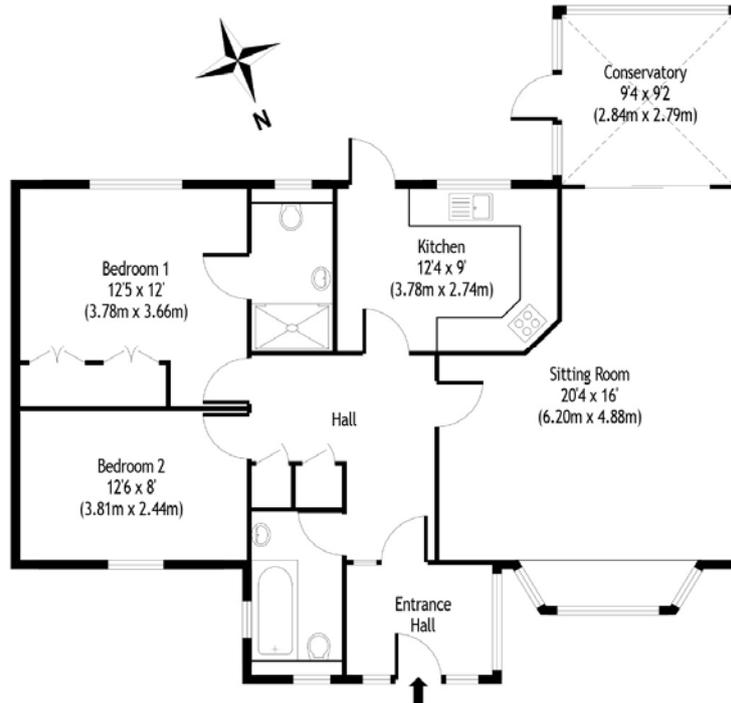








4 Drapers Hill, Stradbroke
Approx. Gross Internal Floor Area - 969 Sq ft / 90 Sq M



For identification purposes only. Not to scale.
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Viewing Strictly by appointment with the agent.

Services Mains water, drainage, and electricity. Modern electric heating.

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

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

EPC Rating = E (Copy available from the agents upon request).

Council Tax Band D; £2,187.13 payable per annum 2025/2026

Local Authority Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX; Tel:
0345 6066067.

NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.
3. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.
4. To the east of Drapers Hill, Burgess Homes are scheduled to build 28 homes on land north of Laxfield Road, Stradbroke. Refer to agent for further details.

February 2026



Directions

From the Agent's office in Framlingham, proceed north on the B1116 road to Dennington. At the junction with the A1120, turn right and then immediately left back onto the B1116. Follow the road for approximately 7 miles, by-passing Laxfield and entering the village of Stradbroke. The turning to Drapers Hill is on the right hand side shortly after entering the village. Proceed for a short distance and the property will be found on the left hand side.

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