



Shelton Hill, Stradbroke - IP21 5HZ

**STARKINGS  
& WATSON**

HYBRID ESTATE AGENTS



## Shelton Hill

Stradbroke, Eye

NO CHAIN! Nestled within a QUIET RESIDENTIAL CUL-DE-SAC, this TWO BEDROOM SEMI-DETACHED ex local authority HOME presents an exciting opportunity for buyers seeking a property with NO CHAIN and vast potential. Offering almost 900 SQFT OF ACCOMMODATION (subject to measured survey), the house is a BLANK CANVAS, ready for cosmetic improvement to suit your own tastes and style. Step through the porch and entrance hall and discover TWO GENEROUS RECEPTION ROOMS, ideal for both living and dining, with ample space for entertaining family and friends. The KITCHEN is complemented by a separate UTILITY AREA (providing practical storage and laundry solutions), while natural light floods the interiors, creating a welcoming atmosphere throughout. Upstairs, TWO DOUBLE BEDROOMS await, each offering comfortable proportions and flexibility for use as bedrooms, a home office, or guest accommodation both with fitted storage options. A FAMILY BATHROOM completes the first floor, providing essential convenience for modern living.



Step outside and discover a HUGE REAR GARDEN which stretches out, offering a wonderful sense of space and privacy. This impressive garden is a true highlight, boasting mature boundaries and providing endless possibilities for landscaping, play areas, or even a vegetable patch. A range of OUTBUILDINGS adds further versatility, perfect for storage, hobbies, or workshop use, while the GARAGE offers secure parking or additional utility space. The property also benefits from DRIVEWAY PARKING, ensuring convenience for multiple vehicles and visitors.

Council Tax band: B

Tenure: Freehold

- No Chain!
- Semi-Detached Home
- Quiet Cul-De-Sac Location
- Blank Canvas Needing Cosmetic Improvement
- Almost 900 SQFT Of Accommodation (stms)
- Two Reception Rooms, Kitchen & Utility
- Two Double Bedrooms Family Bathroom On First Floor
- Huge Rear Garden With A Range Of Outbuildings, Garage & Driveway Parking



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 cul-de-sac there is driveway parking to the front as well as lawns with the main entrance door found to the front opening into the porch. The driveway leads to the side of the house to the garage at the rear with a gate into the rear garden also.

#### THE GRAND TOUR

Entering via the main entrance door, there is handy porch with space for coats and shoes, this leads into the hallway with stairs to the first floor landing. There is a door into the main reception room with a feature open fireplace and plenty of space for soft furnishings. A door leads into the dining room beyond with another fireplace and a walk in pantry cupboard also. A sliding door leads into the kitchen beyond with a range of wall and base level units and space for various goods. a door from the kitchen leads into the utility room adjacent with further space for white goods and a modern oil fired boiler. Beyond the utility is a covered area in need of remedial works with the old external w/c within and a door to the garden beyond.

Heading up to the first floor landing there are two bedrooms and bathroom off the landing. The bathroom has been altered into a shower room with a w/c, hand wash basin and double shower. The main bedroom to the front features fitted storage and a walk in cupboard. The second double bedroom to the rear offers further fitted storage.

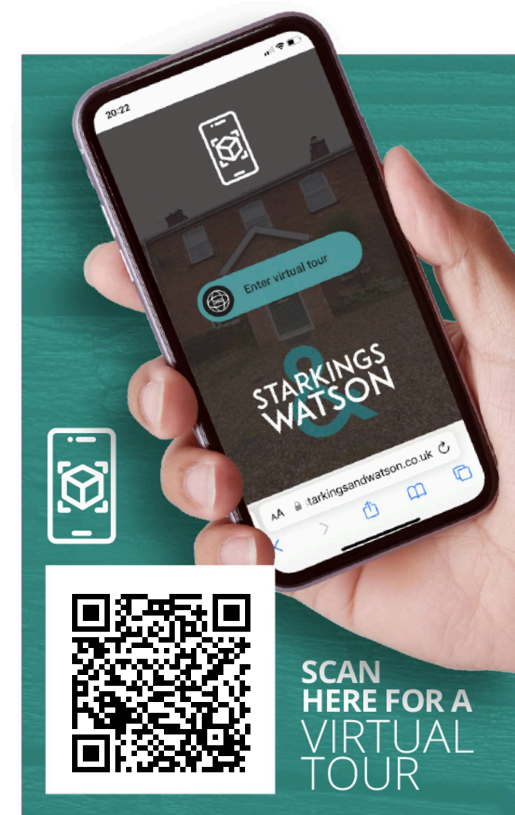
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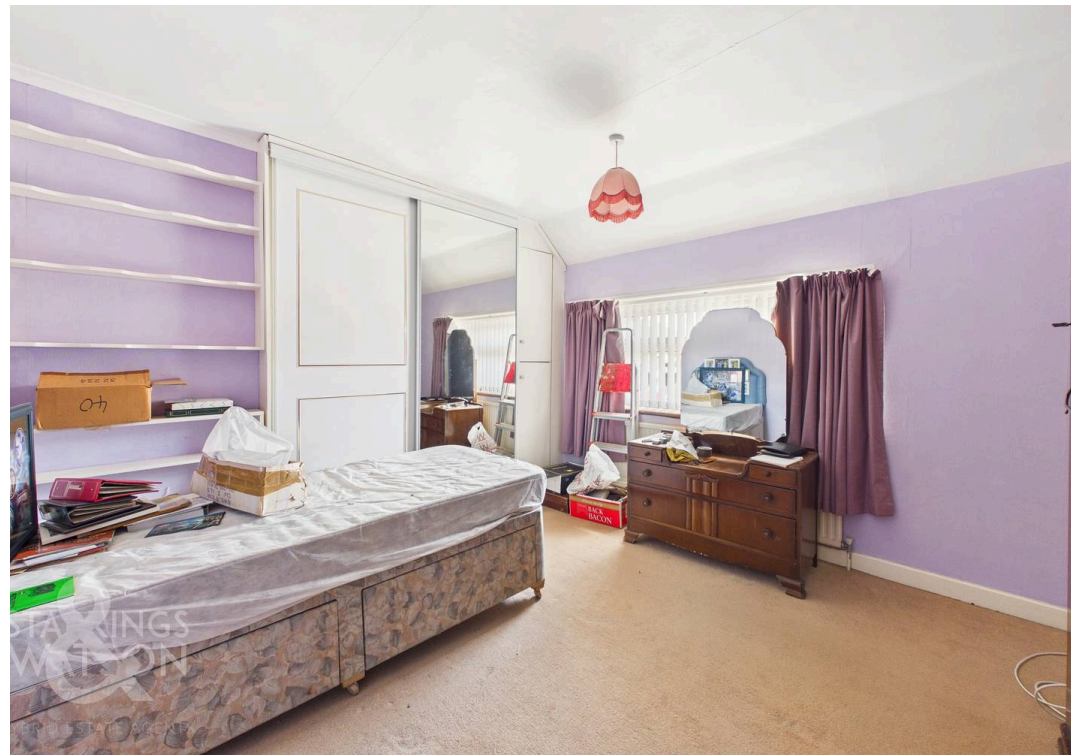
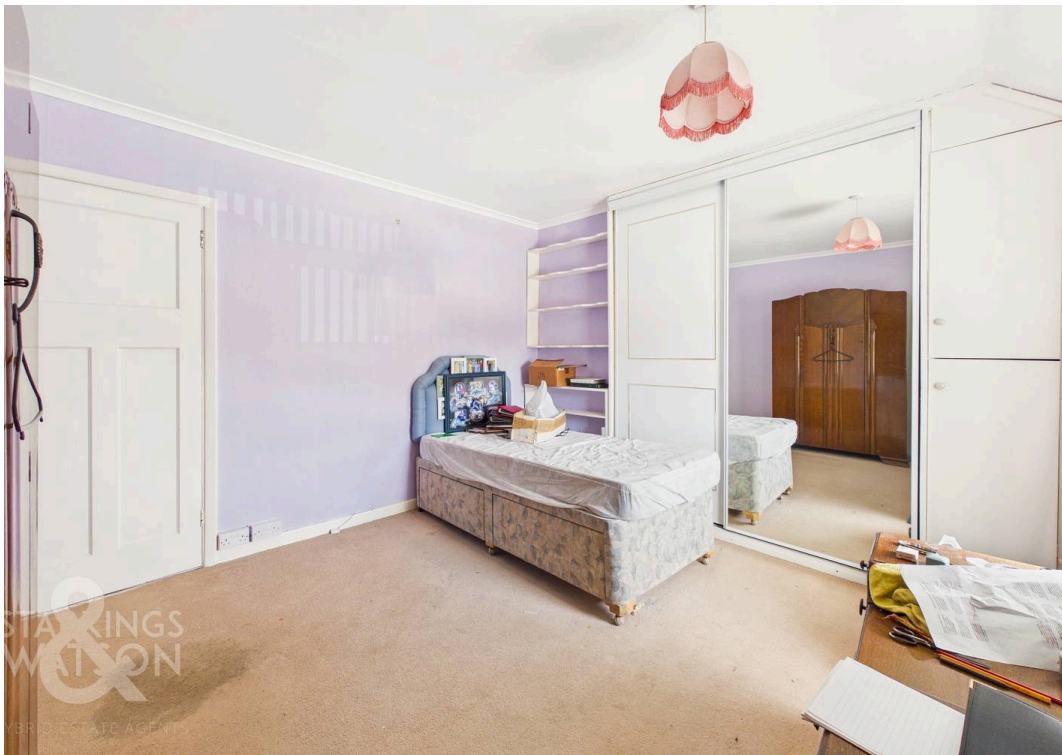
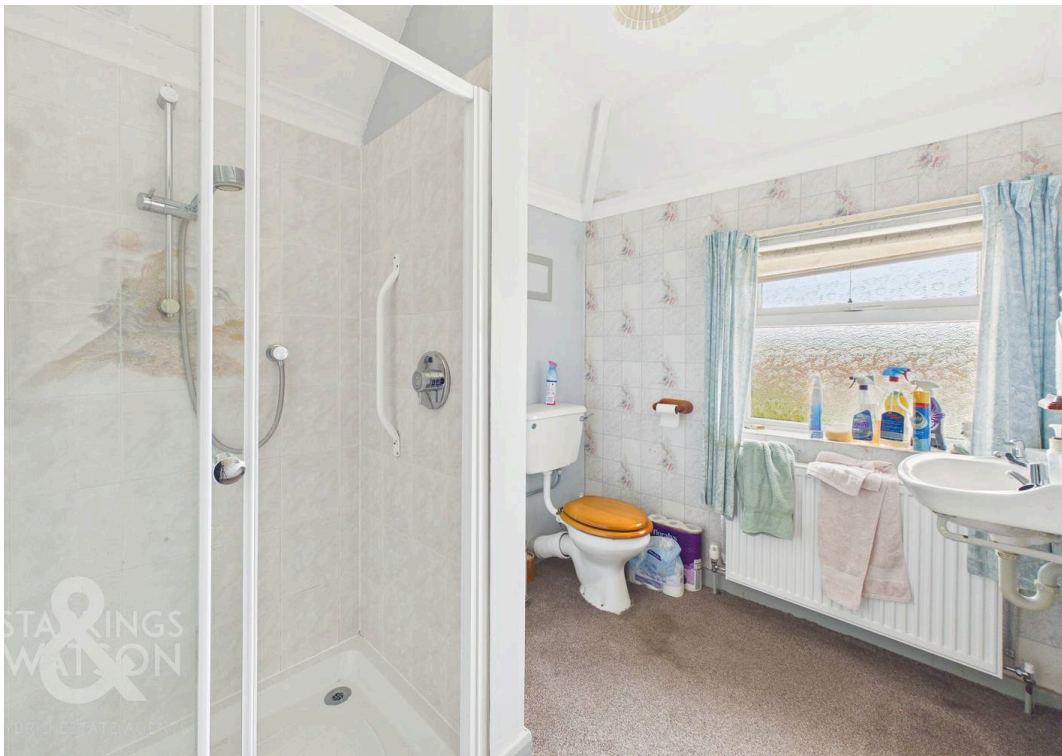
Postcode : IP21 5HZ

What3Words : ///releasing.wasp.browser

#### VIRTUAL TOUR

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



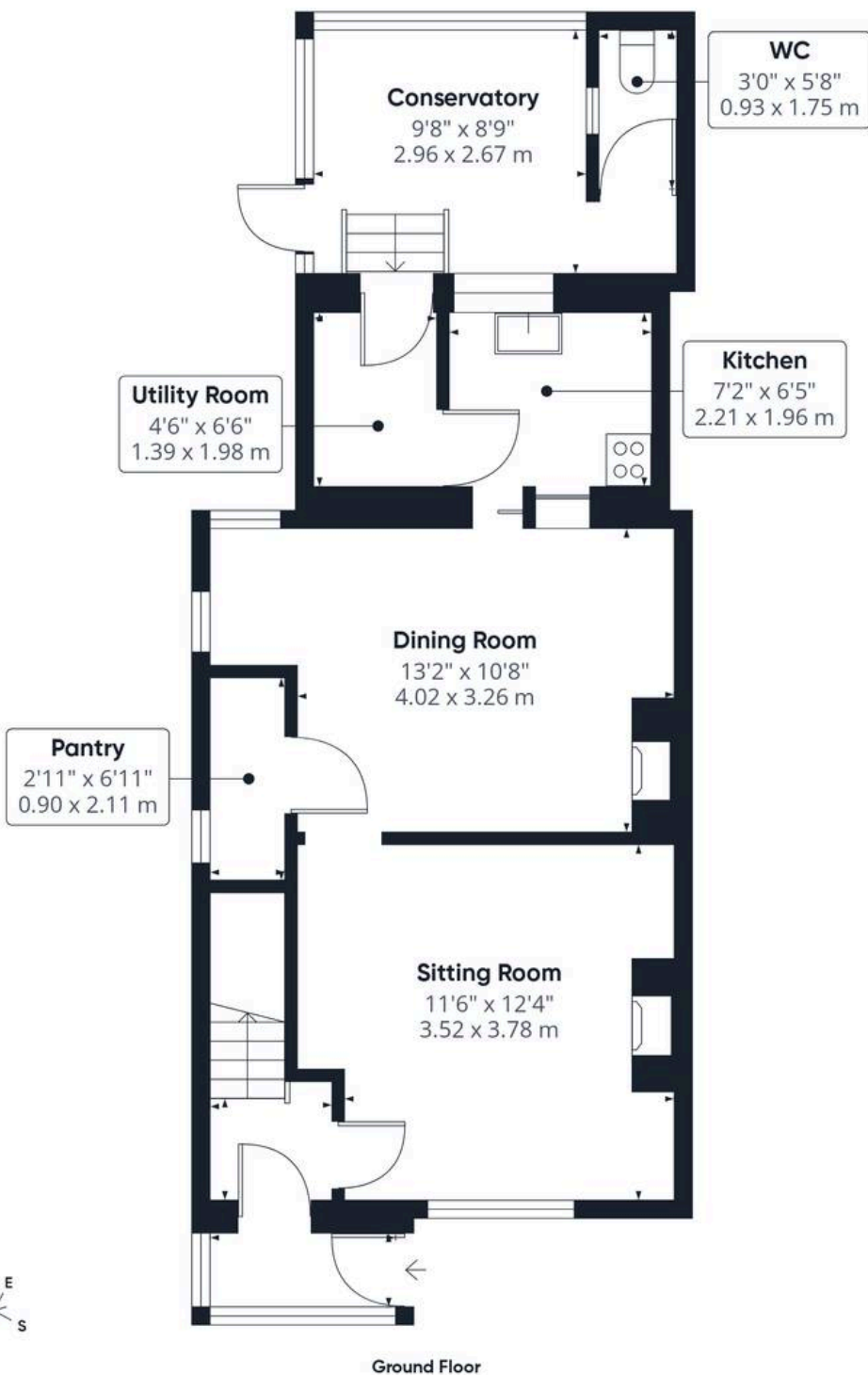




## THE GREAT OUTDOORS

Externally the rear garden is definitely a highlight with ample space for families to enjoy and make their own. Work is required but the plot is generous with a range of outbuildings, plenty of lawn and mature trees and shrubs. a central pathway leads to the rear of the boundary where two greenhouses can be found. The garden is enclosed by timber fencing to both sides.





Floor 1

Approximate total area<sup>(1)</sup>

890 ft<sup>2</sup>

82.7 m<sup>2</sup>

(1) Excluding balconies and terraces

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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