

*A contemporary designed new five bedroom house, that has been finished to the highest of standards, in the centre of the popular village of Stradbroke.*



## Guide Price

£795,000

Freehold

Ref: P7809/J

## Address

Plot 1, Maple Close  
Stradbroke  
Suffolk  
IP21 5JG



Entrance hall, 24' sitting room, 25' x 18' open plan kitchen and dining room, utility room and cloakroom.  
Principal bedroom with en-suite bathroom and dressing room, four further bedrooms and bathroom.  
South facing landscaped rear garden.  
Integral double garage and driveway.

## 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 Maple Close, just off Meadow Way in the centre of the popular 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, medical centre, community centre which hosts numerous clubs and events, children's play areas, hairdressing salon, library/Post Office, 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 10 miles to the north-west of the property. There is a railway station with regular services 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

This individually designed contemporary new house forms part of a small, bespoke development of just six properties by the well regarded local developer, S R Lee Ltd.

The attention to detail and quality of workmanship throughout, undertaken by the developer's trusted team of tradesman, is to the highest of standards and with a Scandinavian inspired 'theme' featuring throughout the design - from the horizontal hardwood cladding to the composite Danish windows and doors to the energy efficient air source heat pump.

The property has been finished to a high specification throughout, which is mirrored externally with generous patio areas linked via paved and hardwood walkways, a seeded lawn and planted borders.

An industry leading, NHBC 10 year structural warranty will also be provided for peace of mind.

## Specification

### Main House

- Nearly 3,000 sq. ft (273 sqm) of accommodation (including the garage) arranged over three floors.
- 10 year NHBC structural warranty
- Scandinavian inspired design with hardwood horizontal cladding, fascias and bargeboards together with colour through render requiring minimal further maintenance
- Kastrup (Danish) windows and doors with composite aluminium external frames and timber internal frames, together with triple glazed sliding doors
- Velux roof lights - (electric control to stairwell installation)
- Mitsubishi Ecodan Air Source Heat Pump serving the underfloor heating to all three floors - each room benefitting from its own thermostat control
- Termatech stove on Quartz hearth with stainless steel double skin insulated flue liner in the sitting room
- Excellent sound insulation between the floors
- Cat 5 cabling throughout
- LED lighting throughout the interior and exterior
- Fibre Broadband connection
- Impressive charcoal kitchen with Quartz worksurfaces and integral Neff appliances including 'slide and hide' pyrolytic oven, combination oven and warming drawer, induction hob and extractor. Haier integrated full height fridge and freezer and integrated stainless steel dishwasher with top drawer
- Mixer tap providing hot, cold and purified water
- Roper Rhodes sanitary ware
- Extra thick baths
- Hans Grohe brassware
- Dual fuel heater towel rails to bathroom and en-suite
- Light and heated mirrors in the wet rooms with sensor controls

## Garage

- Fitted water softener for ease of access
- Soft water tap in garage for washing cars
- Hormann insulated sectional remote operated garage door
- Integral door to the utility room for covered access during inclement weather

## Outside

- Driveway to be choice of resin stone finish or block paving if time allows
- External decking of Yellow Balau hardwood with non slip highly durable Gripsure - also used at the Eden Project
- Oak post and rail fencing to front
- Shared roadway to be finished in asphalt to minimise future maintenance
- Landscaped garden

## Structural Warranty

The property will be sold with a 10 year structural warranty provided by NHBC.

## Viewing

Strictly by appointment with the agent.

## Services

Mains water, drainage, and electricity. Mitsubishi Ecodan air source pump serving the underfloor heating to all three floors and immersion heater providing the hot water.

## 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

Predicted rating = A (Copy available from the agents upon request).

## Council Tax

To be assessed.

## Local Authority

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















# Plot 1, Maple Close, Stradbroke

Approximate Gross Internal Area = 272.7 sq m / 2935 sq ft  
(Including Garage)

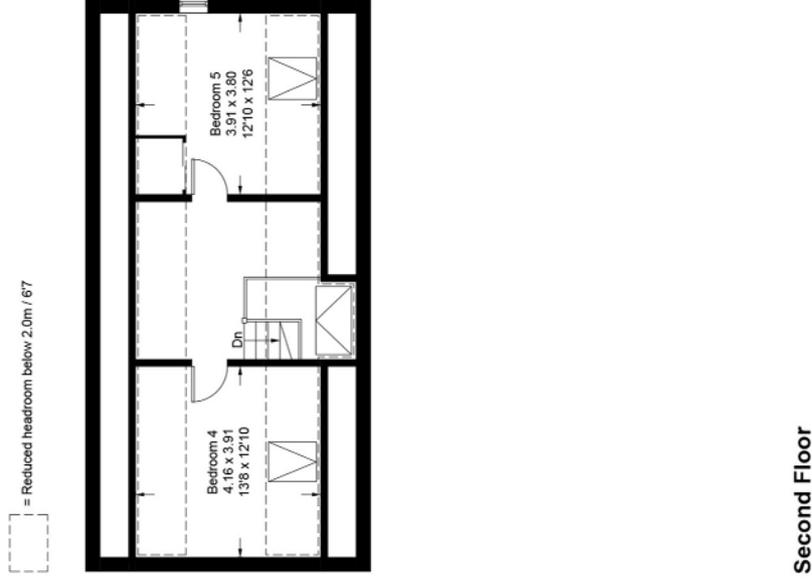
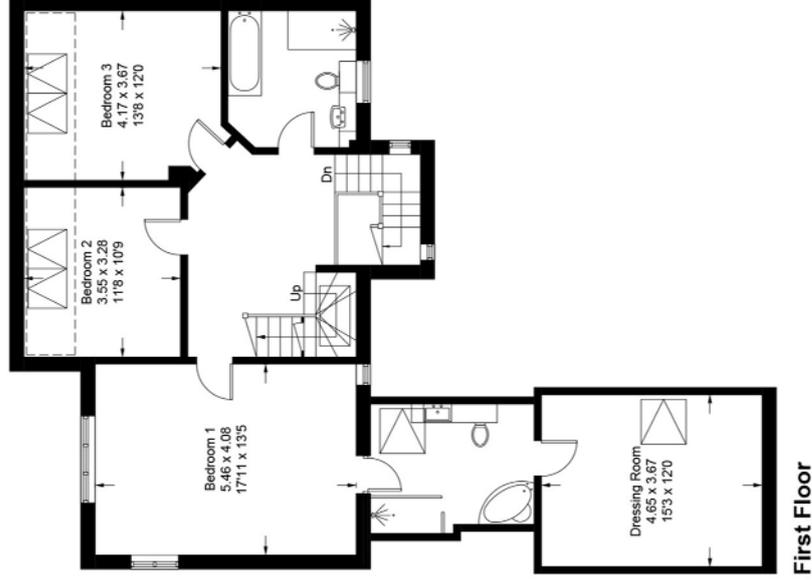
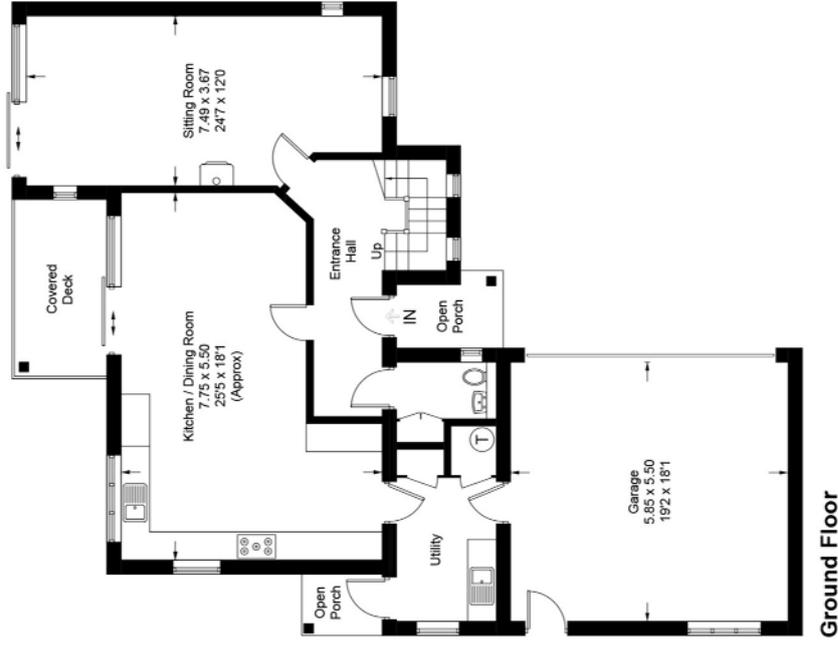


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2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.



## Directions

From the centre of Stradbroke proceed in a westerly direction along New Street, taking the first turning on your right into Meadow Way. Continue into Meadow Way, where the entrance to Maple Close will be found on the left hand side.

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