



7 The Paddocks
Stradbroke
IP21 5HE

twgaze

Guide Price £685,000 to £700,000





- Guide £685,000 - £700,000
- Substantial immaculately presented detached family home built in 2006 Occupying an enviable plot extending to approximately 1.3 acres
- Four generous double bedrooms including two en suite bedrooms
- Well-appointed kitchen/breakfast room with separate utility room
- Detached double garage with EV charger and remotely operated electric roller doors
- Primary and secondary schooling, leisure facilities, shops and village amenities nearby
- Approximately 11 miles from Diss and its mainline railway station
- Excellent potential for keeping animals or creating a smallholding, subject to covenant on adjoining paddock
- ** Viewing Advised**

Location

Stradbroke is a thriving Suffolk village offering an excellent range of everyday amenities, including a village shop, bakery, post office, library, medical centre, community centre, two public houses and a well-regarded leisure centre. The village also benefits from both primary and secondary schools, together with numerous sports clubs and community groups.

The nearby market towns of Diss, Framlingham and Harleston provide a wider range of shopping and recreational facilities. Diss, approximately 11 miles away, offers a mainline railway station with regular services to Norwich and London Liverpool Street.



Property

Built by the respected Hopkins Homes in 2006, this substantial detached residence has been thoughtfully designed to provide spacious and versatile accommodation, ideally suited to modern family living. The property has been exceptionally well maintained by the current owners and enjoys an abundance of natural light throughout.

The welcoming reception hall immediately creates a sense of space and quality, leading through to the principal reception rooms. The sitting room is particularly impressive, centred around a substantial brick inglenook fireplace incorporating a wood-burning stove, creating an attractive focal point. French doors provide views and access towards the rear garden. The well-appointed kitchen/breakfast room provides an excellent family space, with extensive fitted cabinetry and generous work surfaces, complemented by a separate utility room with external access. A formal dining room offers an ideal setting for entertaining, whilst the study provides an excellent home office or playroom. To the first floor, a spacious galleried landing serves four generous double bedrooms. The principal bedroom benefits from fitted wardrobes and a well-appointed en-suite shower room, whilst the guest bedroom also enjoys en-suite facilities. Two further double bedrooms are served by a contemporary family bathroom. Throughout, the property displays the quality craftsmanship associated with Hopkins Homes, with well-proportioned rooms, high ceilings and an excellent balance between formal and informal living accommodation.

Outside

The property occupies an enviable plot extending to approximately 1.3 acres. To the front, a generous gravel driveway provides ample parking for several vehicles and leads to the detached double garage. The garage benefits from an EV charge and remotely operated electric roller doors, together with a side door providing direct access to the garden and the property. The rear gardens have been attractively landscaped and are predominantly laid to lawn, interspersed with well-stocked flower and shrub borders. A timber pergola adorns a recently laid composite decking area with attractive inset lighting, creating a sheltered seating terrace and an ideal space for outdoor dining and entertaining whilst overlooking the gardens. Beyond the formal garden, a pathway leads directly

through to the adjoining paddocks, offering excellent opportunities for those wishing to keep animals, establish a smallholding or simply enjoy the additional outdoor space, subject to the existing covenant.

Please note that there is a restrictive covenant relating to the use of the paddock. The property is also subject to an annual estate maintenance charge. Further details are available from the selling agent.

Services: Oil-fired central heating. Mains water, electricity and drainage.

Council Tax: Mid Suffolk District Council - Band F.

How to Get There: What3words: ///To be confirmed.

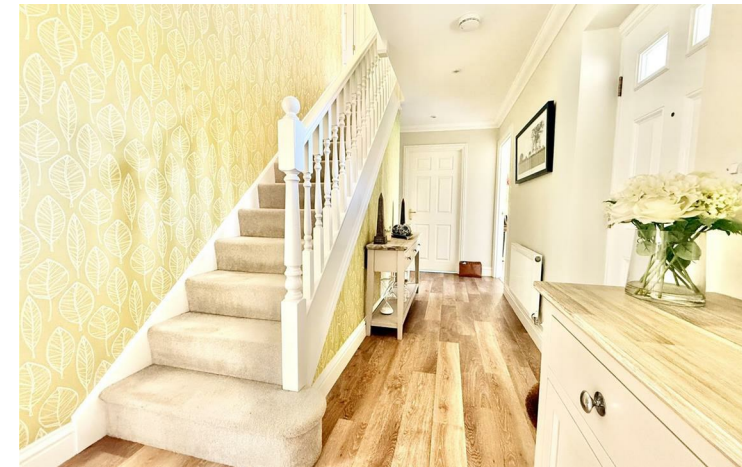
Viewing: Strictly by appointment with TW Gaze.

Tenure: Freehold.

Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017.

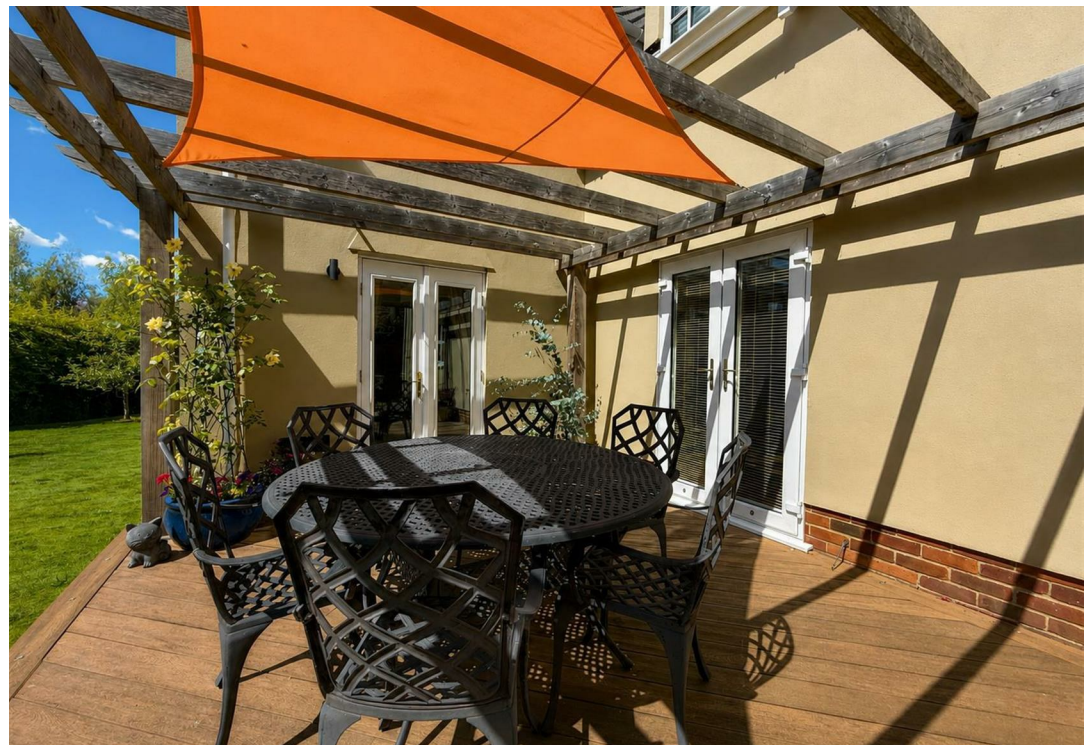
In line with the regulations, TW Gaze are legally required to carry out AML due diligence checks on all proposed legal purchasers involved in the transaction. A charge of £25.00 + VAT (£30.00 Inc VAT) processing fee is applicable for each purchaser once an acceptable offer is agreed.

Ref: 2/20288











Total area: approx. 187.0 sq. metres (2012.8 sq. feet)



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1. The particulars have been prepared to give a fair description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, distances, reference to condition and necessary permissions for use and occupation and other details are given in good faith but should not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. 3. No person in the employment of TW Gaze has any authority to make or give any representations or warranty whatever in relation to this property on behalf of TW Gaze, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. TW Gaze have not tested any service, equipment or facilities.

While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		75
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive

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