



Ash Plough, Stradbroke - IP21 5HB



## Ash Plough

Stradbroke, Eye

Step inside this WELL PRESENTED MODERN TERRACED HOME, built by Hopkins Homes offering over 1100 SQFT OF ACCOMMODATION (STMS) and thoughtfully designed for comfortable family living. The welcoming entrance hallway leads into a SPACIOUS SITTING ROOM, perfect for relaxing or entertaining, whilst the heart of the home is the MODERN KITCHEN/DINING ROOM, equipped with ample storage and generous worktop space (ideal for family meals or gatherings). Upstairs, discover THREE GENEROUS DOUBLE BEDROOMS, each providing excellent proportions and plenty of natural light, with the PRINCIPAL BEDROOM benefiting from a CONTEMPORARY EN-SUITE SHOWER ROOM for added privacy. The FAMILY BATHROOM is well appointed, complemented by a convenient SEPARATE W/C on the ground floor. Every room is beautifully finished, creating a bright and inviting atmosphere throughout. Additional features include a practical CARPORT and DRIVEWAY PARKING, ensuring space for multiple vehicles as well as beautifully presented and mature rear gardens.



Set within a POPULAR VILLAGE LOCATION, this home is within easy reach of a range of local amenities, making it an ideal choice for families and professionals alike

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Well Presented Terrace Home
- Over 1100 SQFT of Accommodation (stms)
- Kitchen/Dining Room & Separate Sitting Room
- Three Generous Double Bedrooms
- Family Bathroom, En-Suite & Separate W/C
- Carport & Driveway Parking
- Beautifully Presented Rear Garden
- Popular Village Location With Range Of 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

The house can be found via Ash Plough with shingled driveway parking to the front/side of the house leading to the car port. The car port provides gated access to the garden beyond. The main entrance door is found to the front with a pathway leading from the road itself.

## THE GRAND TOUR

Entering the house via the main entrance door to the front you will find a welcoming hallway with the stairs ahead, understairs storage and the useful ground floor w/c. To the left is the main sitting room with a feature fireplace and a large window to the front. Double internal doors lead through to the kitchen/dining room beyond, a family friendly space ideal for gatherings with newly installed doors opening onto the garden. The well fitted kitchen offers a range of wall and base level units with rolled edge worktops, as well as electric oven, hob and a dishwasher integrated whilst there is space for a washing machine and fridge/freezer as well as space for formal dining table.

Heading up to the first floor landing there are three double bedrooms and a family bathroom off the landing as well as a fitted cupboard. There is a large bedroom over the carport with a dual aspect to front and rear with both of the other bedrooms offering built in storage. The master bedroom also offers an en-suite shower room whilst the main family bathroom benefits from a bath with shower over, w/c and hand wash basin.

## FIND US

Postcode : IP21 5HB

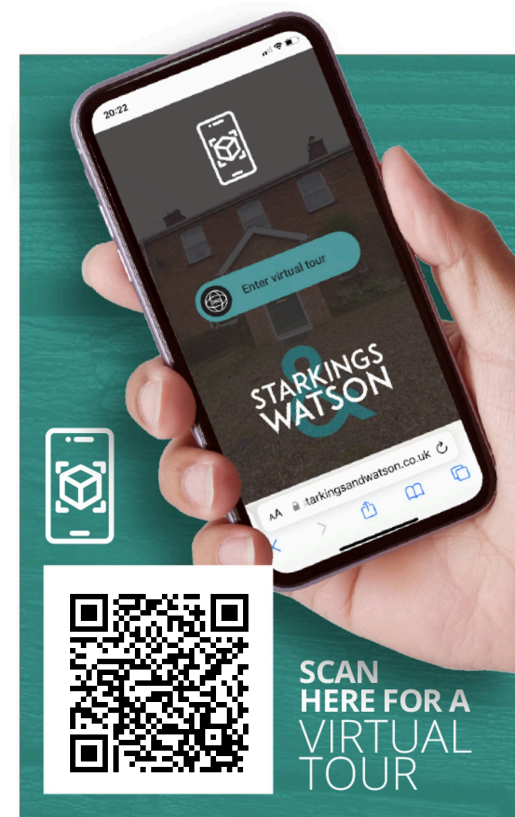
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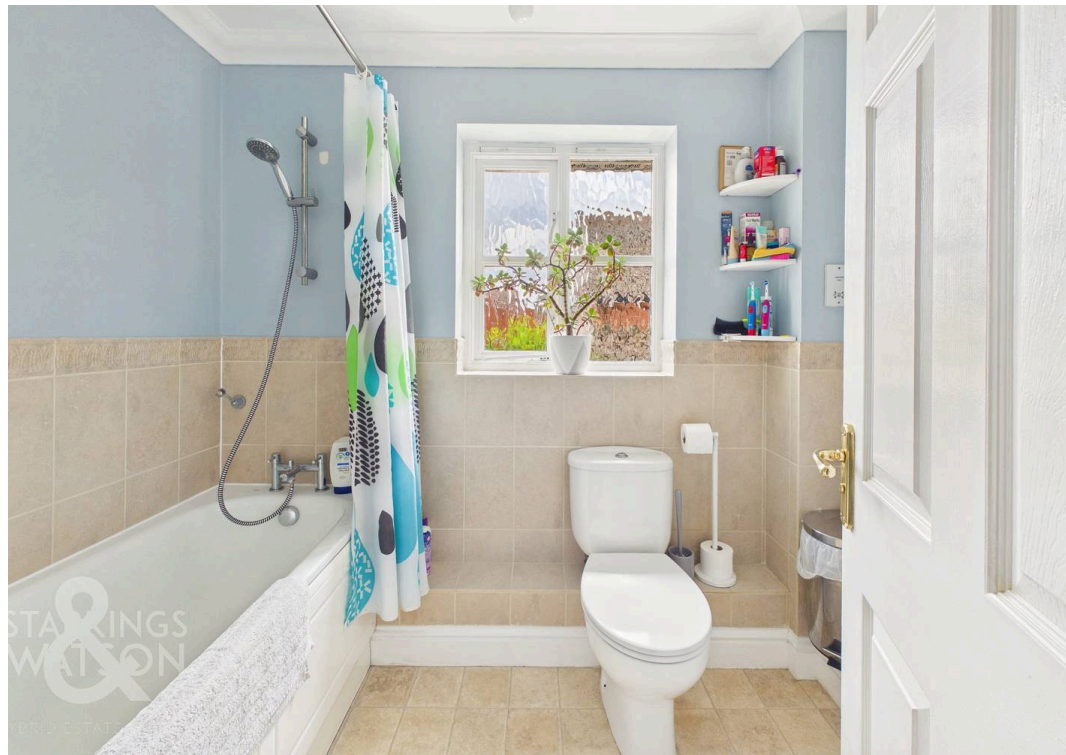
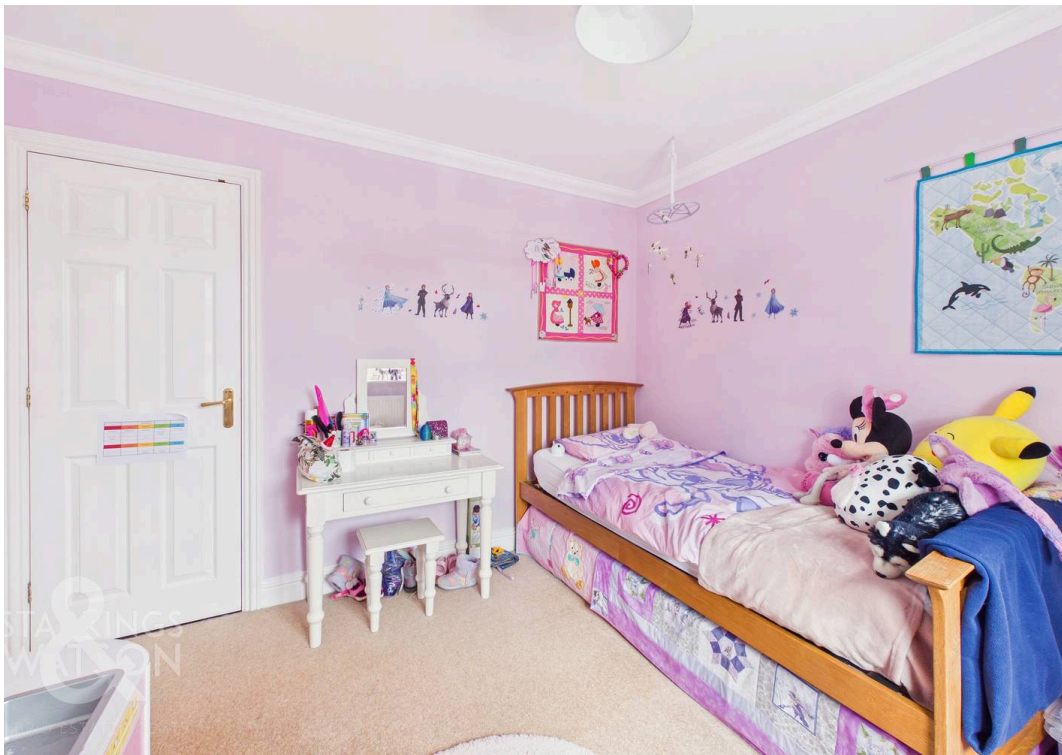
## VIRTUAL TOUR

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.







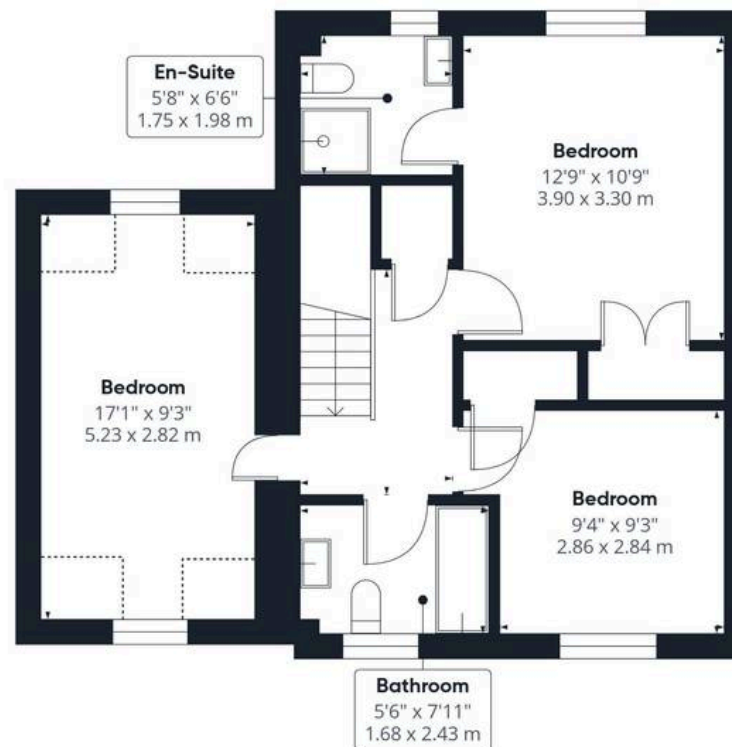
## THE GREAT OUTDOORS

The well presented and sunny rear garden is kept in excellent order with central lawns and a paved patio are ideal for outside dining. There is a shingled area leading from the double gates in the car port as well as well stocked borders, a timber shed and timber fencing surrounding.





Ground Floor



Floor 1

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

1150 ft<sup>2</sup>  
106.8 m<sup>2</sup>

**Reduced headroom**

31 ft<sup>2</sup>  
2.8 m<sup>2</sup>

(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.

**GIRAFFE 360**





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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.