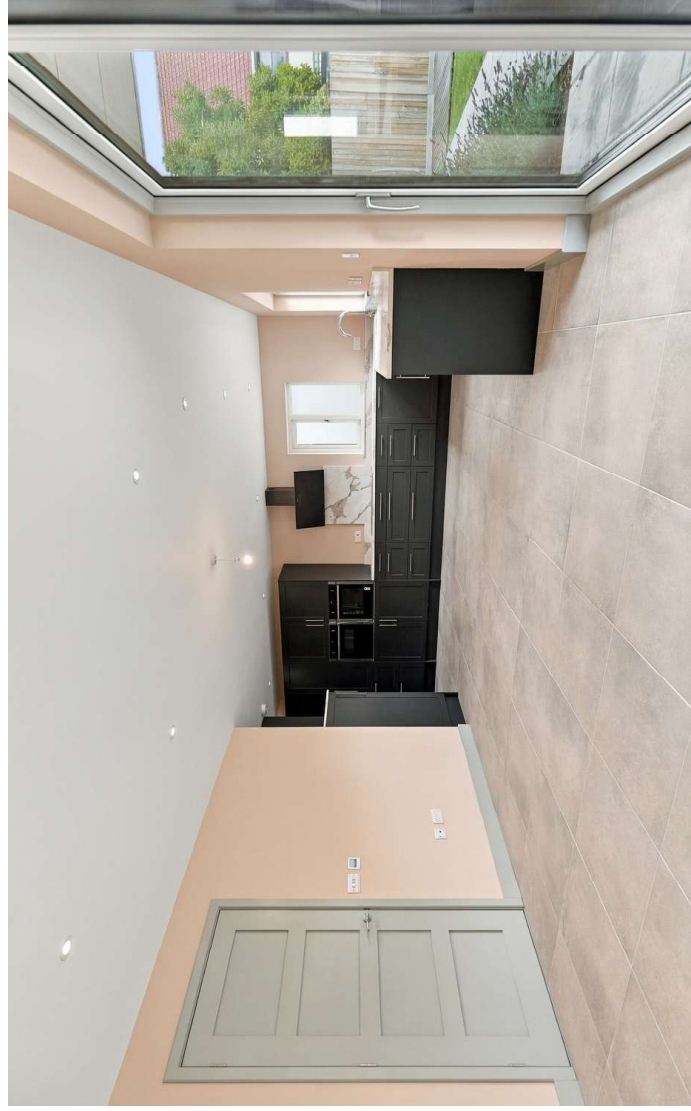
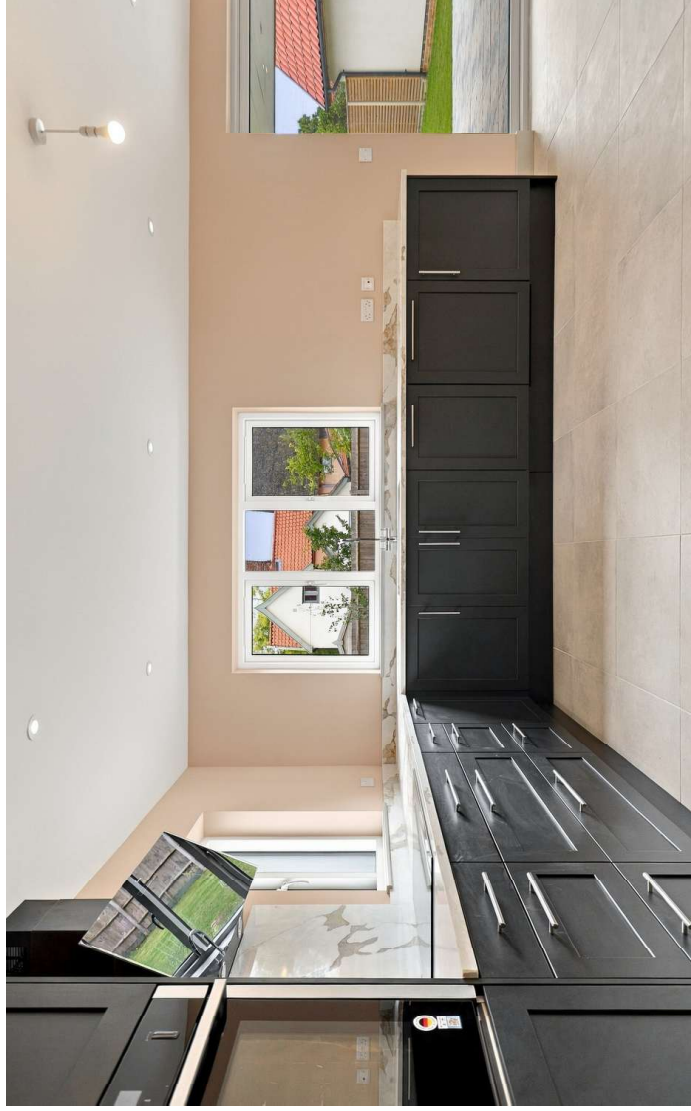




5 MAPLE CLOSE

STRADBROKE, EYE, IP21 5LZ



A substantial five-bedroom detached new home with approximately 2,863 sq ft of accommodation, double garage and landscaped gardens, situated in the popular village of Stradbroke.

Offering approximately 2,863 sq ft of versatile accommodation arranged over three floors, the property combines contemporary living with a distinctive architectural style, generous gardens and a double garage.

From the outset, the property makes an excellent impression, with an attractive traditional-style exterior complemented by timber-clad elevations, a striking pitched tiled roof and carefully landscaped surroundings. The generous frontage provides ample parking and access to the double garage, while a paved pathway leads towards the entrance.

Internally, the accommodation is well proportioned and designed with modern family life in mind. The ground floor centres around an impressive kitchen/dining room, creating an excellent social space for both everyday living and entertaining. The kitchen is fitted with a range of integrated appliances and attractive stone-effect work surfaces, with plenty of natural light provided by the windows overlooking the garden. A separate sitting room, provides a

comfortable reception space, while the ground floor also benefits from a utility room, cloakroom and useful plant room. The overall layout provides an excellent balance between open-plan family space and quieter areas of the home.

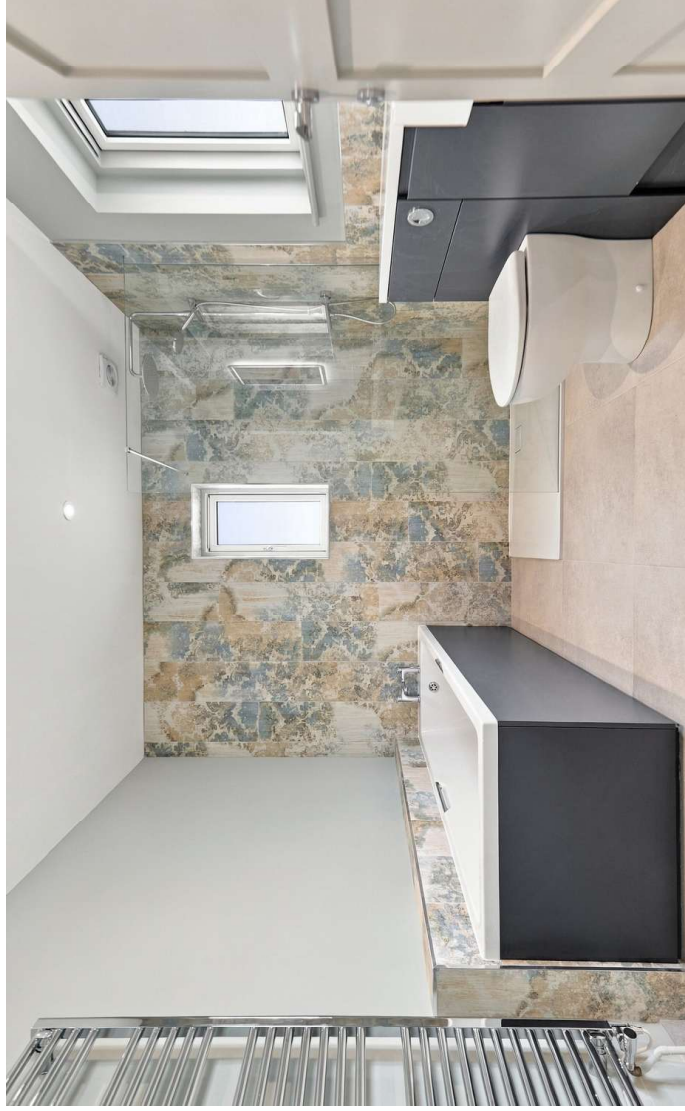
The first floor provides a superb selection of bedrooms and flexible accommodation. The principal bedroom is particularly impressive, with an en-suite shower room. Further bedrooms provide excellent proportions, while an additional dressing room offers considerable flexibility. A well-appointed family bathroom completes this level.

The accommodation continues to the second floor, where two further bedrooms are arranged around a central landing. The configuration offers considerable scope for home working, hobbies or occasional accommodation.

Outside, the property benefits from private landscaped garden, with paved seating areas, established planting and a pleasant lawned garden providing an attractive setting for outdoor entertaining and family use. There is also a useful side access and a generous double







garage, together with ample off-road parking

Stradbroke offers a range of local shops and services including a village shop, bakery, butchers, pet shop/ grooming parlour, medical centre, community centre, post office/library and two public houses. 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 village has both a primary and secondary schools. The neighbouring market towns of Diss, Framlingham and Harleston all provide further services and amenities including a mainline train station at Diss on the Norwich to London Liverpool Street line

SERVICES

Mains services are connected. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)

LOCAL AUTHORITY

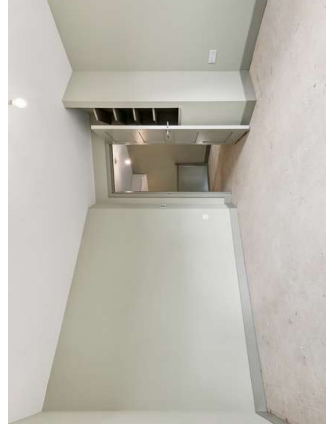
Mid Suffolk District Council. Council Tax Band TBC

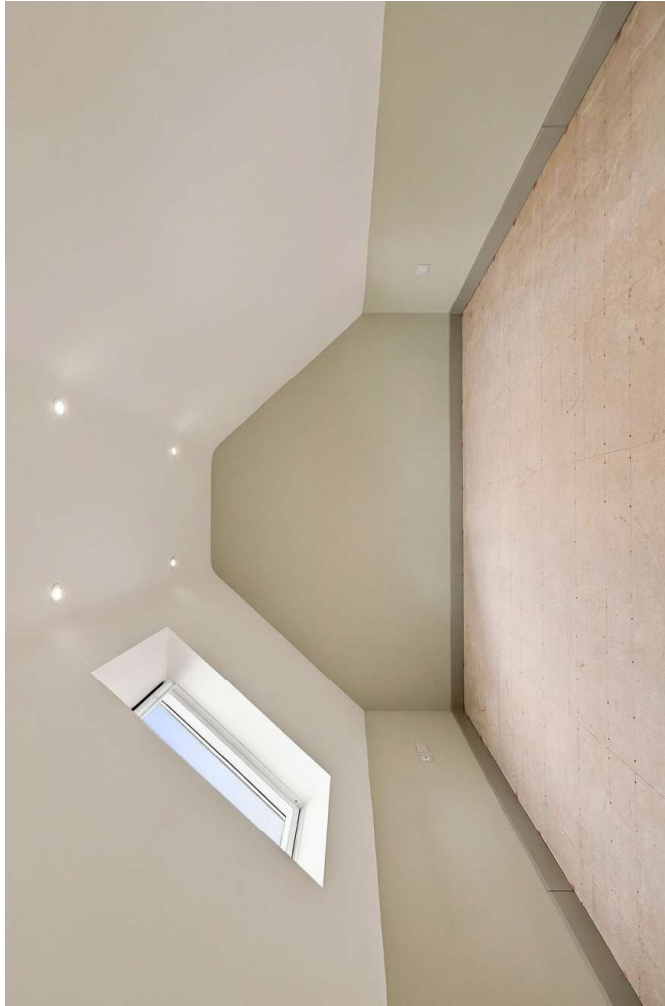
ENERGY PERFORMANCE CERTIFICATE

TBC

VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 642 233



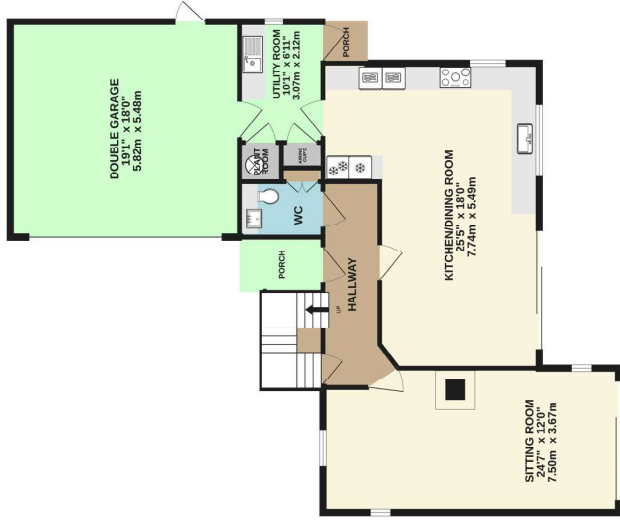




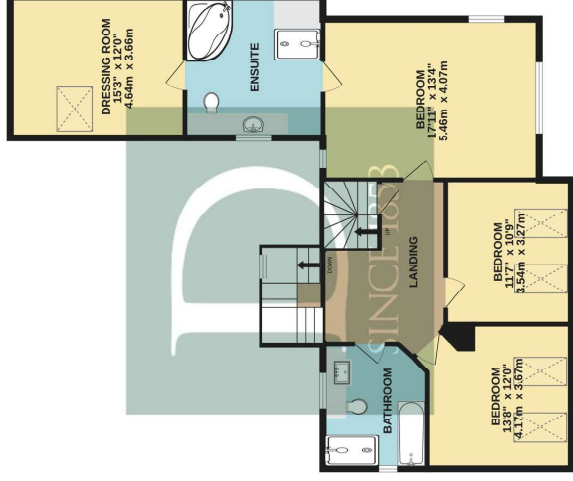


FLOOR PLAN

GROUND FLOOR
1303 sq.ft. (121.1 sq.m.) approx.



1ST FLOOR
1081 sq.ft. (100.4 sq.m.) approx.



2ND FLOOR
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA: 2863 sq.ft. (266.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- 2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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