



2 CASTELL CLOSE
STRADBROKE, EYE, IP21 5BN



This attractive semi-detached home occupies a pleasant position within a small cul-de-sac and offers spacious, well-balanced accommodation throughout.

Beautifully presented and thoughtfully designed, the property is ideal for modern family living, with the added benefits of a kitchen/dining room, separate utility room and en-suite to the principal bedroom.

The front door opens into a welcoming entrance hall with stairs rising to the first floor and a window that fills the space with natural light. To the front of the property is a comfortable sitting room, providing a bright and inviting space to relax. Spanning the rear of the house is the impressive kitchen/dining room, comprehensively fitted with a range of wall and base units and ample space for family dining. French doors open directly onto the rear garden, creating an excellent flow between the indoor and outdoor living spaces. Adjoining the kitchen is a separate utility room with additional storage, laundry facilities and side access to the garden.

On the first floor, the principal bedroom benefits from fitted storage and a stylish en-suite shower room.

Two further bedrooms provide flexible accommodation for family, guests or home working, all served by a well-presented family bathroom.

Outside, the property is approached via Castell Close with driveway parking to the front. The enclosed rear garden has been attractively landscaped and provides an excellent outdoor space to enjoy throughout the year. Predominantly laid to lawn with mature planted borders, it also features a generous patio seating area, ideal for outdoor dining and entertaining.

SERVICES

Oil fired central heating. Mains water, electricity and drainage 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 C

ENERGY PERFORMANCE

TBC





TUCKED
AWAY
LOCATION

FLOOR PLAN

GROUND FLOOR
445 sq.ft. (41.3 sq.m.) approx.

1ST FLOOR
445 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 889 sq.ft. (82.6 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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LOCATION

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.

VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 642233.

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