

*A modern, well presented cottage style three bedroom semi detached property positioned in a small cul-de-sac in the heart of the village of Stradbroke*



## RENT

£1,350 PCM

Ref: R1507

## Address

8 Meadow Way  
Stradbroke  
Eye  
IP21 5JW



With two reception rooms, fitted kitchen and cloakroom. A staircase leads to the first floor where there are three bedrooms and a family bathroom. Oil fired central heating. Outside is driveway parking, detached garage and gardens.

**To let unfurnished on an Assured Periodic Tenancy**

## Contact Us



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And at The London Office  
40 St James' Place  
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## Location

8 Meadow Way is situated in a small cul-de-sac in the heart of the village of Stradbroke. The village of Stradbroke is well served by a range of local shops including a bakers and butchers, pubs, primary and secondary schools, as well as having the benefit of a sports centre with a swimming pool.

The historic town of Framlingham, with schools in both the state and private sector, is situated about nine miles to the south. The Heritage Coast is within about sixteen miles and the County Town of Ipswich about twenty miles to the south. Inter City rail services between Norwich and London's Liverpool Street station can be taken from Diss, about nine miles to the west.

## The Accommodation

### Ground Floor

Entering through partially glazed entrance door into

#### *Dining Room* 14'3 x 11'2 (4.34m x 3.41m)

A light room with double panel radiator, stairs off to the first floor landing, space for a good size dining table and further area for desk under stairs. With door off to sitting room and open archway through to

#### *Kitchen* 10'11 x 9'2 (3.34m x 2.80m)

Fitted with an excellent range of base and eye level kitchen units comprising tongue and groove effect fronts with chrome effect handles. Over base level units is a black marble effect formica work surface inset with one and half bowl stainless steel sink with mixer taps over. Zanussi free standing double oven with ceramic hob and extractor hood over. Space and plumbing for a washing machine, Thermecon oil fired boiler, space for fridge freezer, recess ceiling spot lights, double panel radiator, and door giving access to **large shelved larder cupboard**. Door off to

#### *Rear Hall*

With stable door to the side of the property, single panel radiator, wall mounted fuse board and batten with range of coat hooks. Door off to

#### *Cloakroom*

Fitted with low flush WC, pedestal wash basin and single panel radiator.

Door off dining room to

#### *Sitting Room* 14'1 x 10'1 (4.3m x 3.08m)

A bright dual aspect room with television aerial socket, satellite lead in, central red brick fireplace (display purposes only), double panel radiator, Honeywell wall mounted thermostat, and pleasant overlook to both the front and rear of the property.



Stairs lead from the dining room up to the

## First Floor

### Landing

With Honeywell wall mounted boiler controls and doors off to

### Master Bedroom 14'4 x 10'1 (4.36m x 3.07m)

An excellent size double bedroom with double panel radiator, satellite lead in, television aerial socket, and an outlook to the rear of the property over the rear garden and beyond.

### Bedroom Two 10'11 x 8'3 (3.34m x 2.51m) (max)

A pleasant bedroom with double panel radiator, **fitted hanging cupboard** comprising with full width shelf and hanging rail below, outlook over the front of the property, hatch to attic.

### Bedroom Three 6'10 x 6'6 (2.08m x 1.97m)

A small single bedroom or excellent sized study / dressing room with double panel radiator and window to the rear.

### Family Bathroom

Fitted with wooden panel bath inset into tiled recess with mixer taps and hand held shower attachment, pedestal wash basin, double panel radiator, low flush WC, fully tiled shower cubicle with glass shower screen, Manrose extractor fan.

### Airing Cupboard

Fitted with fully lagged hot water tank with electric immersion and a range of shelves and hanging space.

## Outside

The property is approached by shared gravel drive leading to a parking area sufficient for a number of cars. A brick paved path leads to the front door, on either side of which an area laid to grass with floral borders. A five bar wooden gate gives access to a further blocked paved parking area beyond which is an area laid to grass. Double doors give access to the **single garage** with power and light connected, beyond which is a further storage area. There is a screen by fencing is the oil tank. To the front of the property is an additional area of garden which may be used if maintained.

*Viewing* Strictly by appointment with the agent.

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

*Broadband* To check the broadband coverage available in the area click this link – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

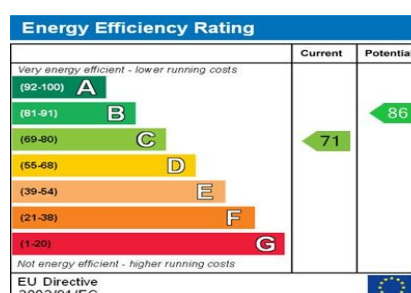
*Mobile Phones* To check the mobile phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

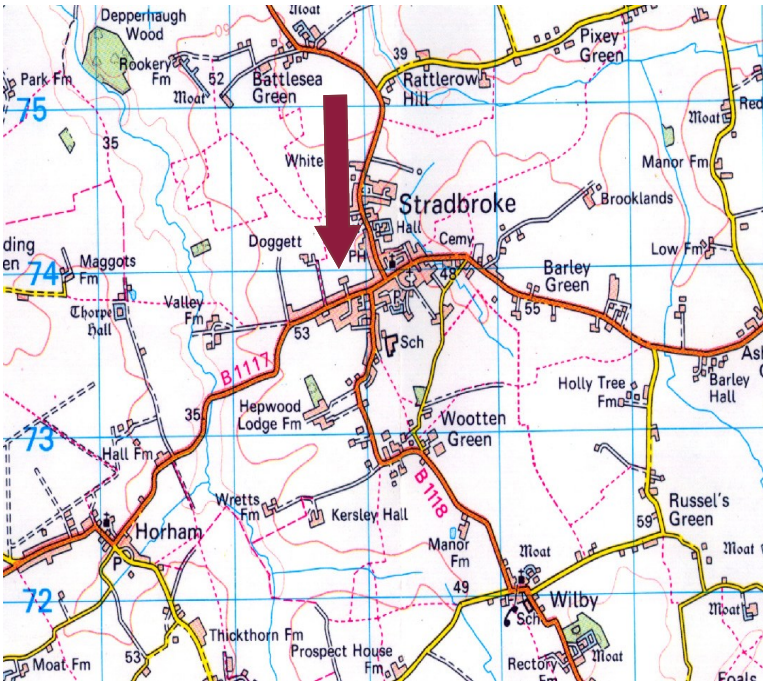
*Council Tax* Band B; £1,782.31 payable per annum 2026/2027

*Local Authority* Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX

NOTE: Items depicted in the photographs or described within these particulars are not necessarily included within the tenancy agreement. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

*May 2026*





### Directions

From Framlingham head north along the B1116 into the village of Dennington. At the T junction with the A1120, turn right and then almost immediately left back onto the B1116. Continue on this road for approximately five miles (it then becomes the B1117 - do not turn right towards Fressingfield and Harleston) and you will enter Stradbroke. Continue through the village and the turning to Meadow Way can be found on the right hand side past the church and turning to Wilby. The property is identified with a Clarke and Simpson 'To Let' board.

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