

Queen Street, Stradbroke, Suffolk,
IP21 5HG
Offers Over £325,000

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- CHAIN FREE
- Semi Detached Cottage
- Village Location
- Three Bedrooms
- Bathroom & En-Suite Shower Room
- Double-Glazing
- Oil-Fired Central Heating
- Off-Road Parking For Several Vehicles
- Enclosed Private Rear Garden



A rare opportunity to purchase this very well presented three-bedroom semi-detached cottage in the sought after village of Stradbroke which is being sold CHAIN FREE. This spacious accommodation must be viewed to be fully appreciated which comprises of entrance hall, spacious living room with wood burning stove, fitted kitchen, dining area/family room which is dual aspect with doors opening out to the rear garden, on the first floor are three double bedrooms, one with an en-suite shower room plus a family bathroom. The rear garden is a particular selling feature which is wonderfully private and has been much loved and landscaped by the current vendors. The property also benefits from double glazing throughout and oil-fired central heating.

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 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.

The quaint market town of Eye is a historical treasure surrounded by Suffolk's scenic countryside. It's rich past is showcased in the well-preserved Eye Castle, dating back to the Norman conquest in 1066, now open for exploration. Eye boasts a vibrant community with various amenities, including supermarkets, a butcher, pubs, bakeries, and more. It also offers recreational facilities like a gym, sports fields, and footpaths, perfect for exploring the area.

Outside – Front: The shingled driveway provides off road parking for several vehicles.
Oak Front Door: Into:
Entrance Hall: Double-glazed window to the front aspect, stairs

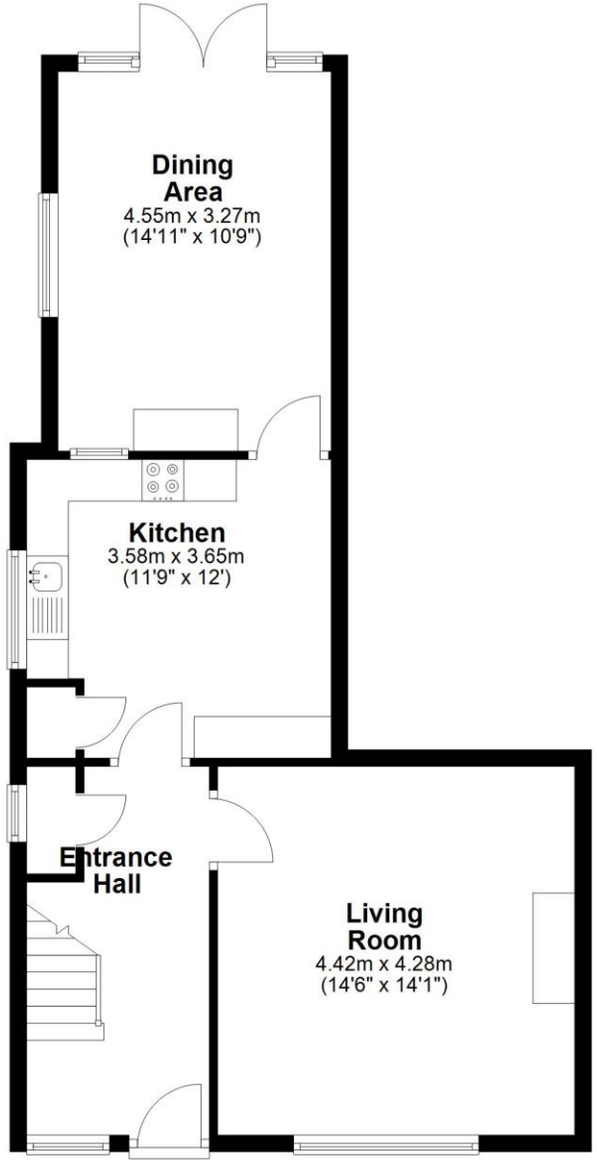




rising to first floor, understairs storage cupboard and radiator.
Living Room: *14'6" x 14'1" (4.42m x 4.3m)* Double-glazed window to the front aspect, wood burning stove with feature brick surround and dado rail.
Kitchen: *11'9" x 12' (3.58m x 3.66m)* Double-glazed window to the side aspect, fitted with a matching range of eye and base level units with roll edge work surfaces, stainless single sink and drainer, built-in oven, space for fridge freezer, radiator, laminate flooring, tiling to splashbacks, step up to:
Dining Room: *14'11" x 10'9" (4.55m x 3.28m)* Double-glazed window to the side aspect, exposed red brick chimney breast, radiator, strip wood flooring and double-glazed french doors opening out to the rear garden.
Landing: Double-glazed window to the rear aspect, Doors into:
Bedroom: *13'9" x 14'9" (4.2m x 4.5m)* Dual aspect with double glazed windows to the front and rear aspect, radiator and carpeted.
Bedroom: *12'2" x 12'1" (3.7m x 3.68m)* Dual aspect with double glazed windows to the side and rear aspect, strip floorboards, radiator, built-in double cupboard and loft access.
Bedroom: *14' x 9'7" (4.27m x 2.92m)* Dual aspect with double glazed window to the front and rear aspect, radiator and carpeted.
Door into:
Shower Room: Obscure double-glazed window to the front aspect, three-piece suite comprising pedestal hand wash basin, low flush WC, corner shower encloser with wall mounted mira shower, extractor fan and wall mounted heater.
Bathroom: Obscure double-glazed window to the front aspect, three-piece suite comprising panel enclosed bath, hand wash basin and wc and part tiled walls.
Outside – Rear: The very private rear garden is fully enclosed by panel fencing and hedgerow and is stocked with an abundance of flowers, shrubs and mature trees. There is an extensive patio, two sheds and a greenhouse. There is gated pedestrian access and outside lighting.

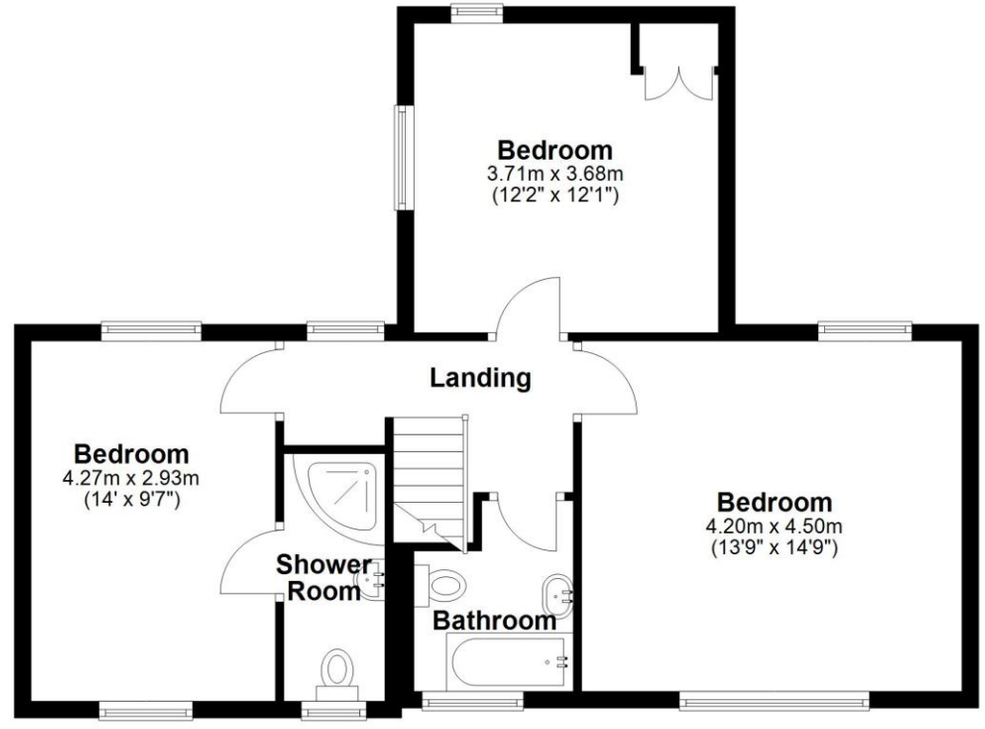
Ground Floor

Approx. 58.0 sq. metres (624.3 sq. feet)



First Floor

Approx. 60.4 sq. metres (649.9 sq. feet)



Total area: approx. 118.4 sq. metres (1274.3 sq. feet)

Palmer and Partners would like to draw your attention to the following: I] these particulars do not constitute part of an offer or contract. II] These particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statement or fact. III] Nothing in these particulars shall be deemed a statement that the property is not in good condition or otherwise. We have not carried out a structural survey of the property and have not tested services, appliances and special fittings IV] measurements are generally taken by the use of a sonic measuring machine and will usually be the largest measurements of the room in question.


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Attributes

3 Bedrooms, 2 Bathroom, 2 Reception,
EPC Rating: To be confirmed
Council Tax Band: D





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