



'Fit for the Future'
Stradbroke, Suffolk | IP21 5DD

WELCOME



"A modern, energy-efficient home with an air source heat pump, this property is well set for the years to come. It's also very stylish and has been finished with a flair that makes it stand out from the crowd.

If you want to live in a lively country village and want something a little bit different, this is certainly one to view."







- Wonderful Detached Bungalow
- Light and Airy Accommodation
- Excellent Sitting Room/Family Room/Kitchen With Woodburner
- Utility Room and Cloakroom
- Three Generous Bedrooms
- Family Bathroom and Lovely En Suite
- Off Road Parking and Garage
- Charming Rear Gardens Much Improved By The Current Owner
- Quiet Location

Stepping inside

Only four years old, this modern marvel benefits from unusually stylish features throughout the spacious accommodation. "We had viewed so many places before we found this. We knew it was the one right away because it has so much contemporary character." Built by a local firm who work on small, high-quality homes finished with care and craftsmanship, the owners were thrilled to come across it before the build was finished, so they were able to choose the fixtures and fittings for themselves. Their choices give this home a wonderfully luxurious feel. With ample insulation, excellent glazing that allows the sunlight to warm the rooms, plus underfloor heating powered by an air source heat pump, this is a home that is both easy to care for and efficient to run.



*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









The hub of the home is a stunning sitting, dining and kitchen area with a vaulted ceiling, flooded with light. Included in the sale are the following integrated appliances, Bosch Double Oven, Bosch Induction Hob, Bosch Dishwasher, Bosch Fridge Freezer, there is also a Wine Cooler included in the sale. The quartz worksurfaces in the kitchen add to the feeling of a light filled space. The owners love open plan living and find this sociable space ticks all the boxes. Warm in winter, with the log burner pumping heat around the home, it's also delightful in summer, with large doors onto the terrace beyond and extensive use of glazing on two of the walls. "We used to live in a barn and it had a real sense of space, so to find that here has been a real bonus." And with a separate utility room, noisy appliances won't intrude on your peace and quiet when you're relaxing.

The utility room is a useful size and has a range of storage cabinets, quartz worksurfaces to match the kitchen and an integrated Bosch Coffee Machine!

Moving through the hallway, again with the ceilings peaking high up, you find three well-proportioned bedrooms finished with quality and style. The master is a highlight, with a glazed gable end. One bedroom is currently used as a study/office and would also make an excellent hobby room. As you'd expect, both the main bathroom and en-suite are attractive and finished with excellent taste.

The owners say that the house is large enough for entertaining but not so much that they rattle around when home alone. Certainly the accommodation is perfect for a couple or family.

Exploring the plot

There's a large garage attached to the property, which the owners use for storage and as a workshop, as well as housing the plant for the heat pump and still having space for their car. There's plenty of additional parking on the drive too.

The owners have landscaped the rear garden beautifully, with a paved terrace stretching across the rear of the property and wrapping around one side, plus a raised decked area beyond, perfectly positioned to catch the best of the sun, leading on to a gravelled seating area. There's a well-kept lawn, offering space for dogs or children to run around, so the garden offers a choice of places to sit, whether in the sun or shade, depending on your preference. There are also hot and cold taps outside in the garden.

It's certainly very peaceful out here – the property is one of just six on a select development down a quiet lane right on the edge of the village, with fields nearby and horses in the paddock, giving it a lovely rural feel.











STEP OUTSIDE

Stradbroke is a charming village and known for being one of the best served in the area – something that has also been a bonus for the owners during their time here. There’s a shop, pub, butchers, bakers, library, primary school, high school, community centre, swimming pool and sports facilities, plus more besides. The community here is an active one and when you’re out walking your dog or popping to the shop, you’ll find the residents friendly and welcoming. You’re only 8 miles from Diss, where you can get the train to London, taking around 90 minutes, and half an hour from the glorious Suffolk coast.

Agents Notes

Tenure: Freehold

Local Authority: Mid Suffolk – Band D

Services: Mains Water & Electricity, Private Drainage (Sewage Treatment Plant). Air Source Heat Pump (Electric).

EPC Rating - B

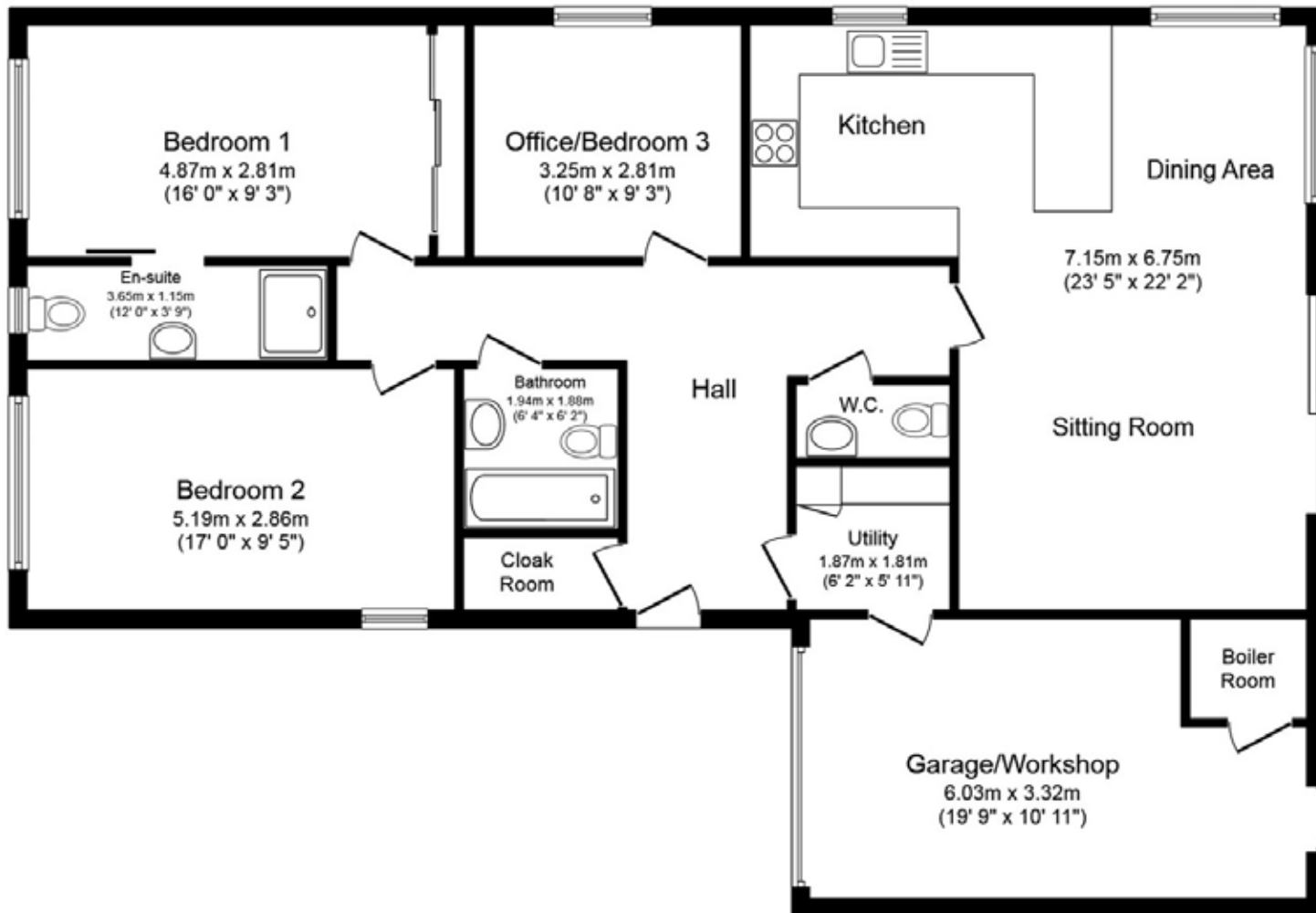
Directions: On entering the pretty village of Stradbroke - at the T junction by the impressive village church take a left hand turn. Continue out of the village and just before a sharp left hand bend take a right hand turn onto Neaves Lane. Continue for a short distance and Peacock Close will be located on the right hand side. The property will be found on the right hand side.

What Three Words Location

“smoothly,accusing,reissued”

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Property - DIS4200
Approx. Internal Floor Area - 1409 Sq ft / 130.9 Sqm



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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2022 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 06777456 Registered Office: Norfolk Country Properties Ltd, 15B Regatta Quay, Key Street, Ipswich,



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