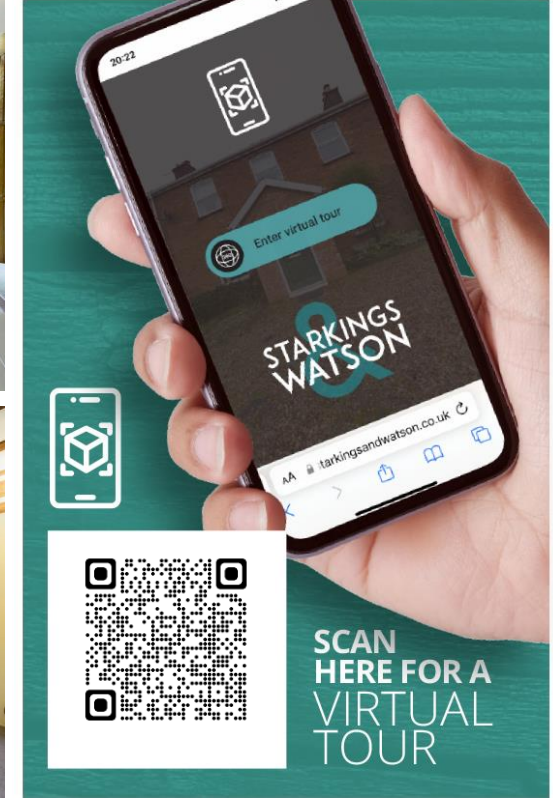


# QUEEN STREET Stradbroke, Eye IP21 5HG

Freehold | Energy Efficiency Rating : E

To arrange an accompanied viewing please pop in or call us on 01379 450950

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# STARKINGS & WATSON

- No Chain!
- 17th Century Cottage
- Village Centre Location
- Updated & Well Presented
- 1100 SQ Ft Internally (stms)
- Two Receptions & Kitchen/Utility
- Three Bedrooms & Re-Fitted Bathroom
- Garage & Enclosed Garden

### IN SUMMARY

NO CHAIN! This CHARMING END OF TERRACE COTTAGE offers a lot more space than first meets the eye and is located CENTRALLY WITHIN the VILLAGE of STRADBROKE. The 17th CENTURY COTTAGE benefits from an abundance of original CHARACTER FEATURES including EXPOSED TIMBERS and EXPOSED BRICKWORK as well as a WOODBURNER. In addition the cottage has been updated significantly over the years and is now presented in IMMACULATE ORDER. Internally you will find; porch entrance with TWO GENEROUS RECEPTIONS to the front, a SITTING ROOM and DINING ROOM. There is a modern re-fitted kitchen and separate UTILITY ROOM / W/C all on the ground floor. On the first floor, the split landing leads too TWO DOUBLE BEDROOMS with character features as well as a recently RE-FITTED shower room and a further STUDY/BEDROOM. Outside you will find a PRIVATE and ENCLOSED south facing rear garden, paved for low maintenance as well as access to the adjoining GARAGE.

### SETTING THE SCENE

The property is accessed via Queen Street with the main front door onto the pathway. From the frontage you will also find access to the garage to the left hand side with double doors. The garage offers power and light as well as front to rear access to the garden.

### THE GRAND TOUR

Entering via the main entrance door to the front you will find a porch entrance leading into the reception space. The two main receptions are semi open plan with the dining room to the right offering tiled flooring and exposed brick work and exposed timbers with a large window to front, there is also a generous built in storage cupboard. The sitting room offers more exposed brickwork and timbers with an inglenook fireplace housing the woodburner. Leading through the sitting room you will find the modern re-fitted kitchen with tiled flooring, plenty of built in storage and solid worktops over, integrated electric oven and electric hob and space for all other white goods. There is access to the rear garden, exposed timbers and built in storage cupboard. There is then a rear lobby with access to the garden and stairs to the first floor landing as well as access to the utility and W/C. The utility provides a secondary sink and space for white goods with tiled flooring and a W/C. Heading up to the first floor landing you will find it split in two with the rear landing leading to the single bedroom/study and the refitted shower room with double shower cubicle. The front section of the landing offers two generous double bedrooms, to the right the main bedroom offers a brick fireplace,



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exposed timbers and built in storage cupboard and the other double bedroom offers wooden flooring, exposed timbers and eaves storage.

### THE GREAT OUTDOORS

Externally, the property benefits from a sunny southerly facing rear garden which is paved for low maintenance but provides a lovely area for outside entertaining and dining. The courtyard is completely enclosed with brick walls as well as raised planting borders. The property also benefits from a garage which is accessed from the frontage and a rear access door from the garden.

### OUT & ABOUT

Stradbroke is a traditional rural village with excellent local facilities including public houses, bakery, butchers, post office, library, leisure centre and swimming pool, primary and secondary school, doctor's surgery and other local amenities. A wider range of shopping facilities are available in Harleston, approximately six miles away and Diss, which also boasts a mainline train station to London Liverpool Street via Ipswich with the journey taking approximately 90 minutes.

### FIND US

Postcode : IP21 5HG

What3Words : ///hypocrite.outsmart.blueberry

### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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Approximate total area<sup>m</sup>  
 1105.92 ft<sup>2</sup>  
 102.74 m<sup>2</sup>

Reduced headroom  
 4.76 ft<sup>2</sup>  
 0.44 m<sup>2</sup>

Excluding balconies and terraces

Reduced headroom  
 (below 1.5m/4.92ft)

GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

