



# 42 WESTHALL

STRADBROKE EYE, SUFFOLK, IP21 5HP



## A superbly modernised semi-detached house with well-presented accommodation in an excellent garden

**The property is a spacious three bedroom semi-detached house on the edge of the sought-after village of Stradbroke. It has been completely updated and modernised by the current vendors and now offers superbly presented accommodation throughout.**

**On the ground floor there is a double aspect sitting room with woodburning stove. There is also a separate study. The kitchen/dining room is a superb feature of the house having been comprehensively fitted with an attractive range of shaker style wall and base units under wooden worktops that continue round to form a breakfast bar. There is a separate utility room and ground floor cloakroom. On the first floor are three bedrooms and a family bathroom.**

**To the front is a gravel driveway providing parking for several cars. The rear garden is excellent and deceptively large. It is laid principally to lawn and bordered by mature hedging.**

### 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.

### SERVICES

Mains drainage, water and electric. (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 B

### VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 852217.

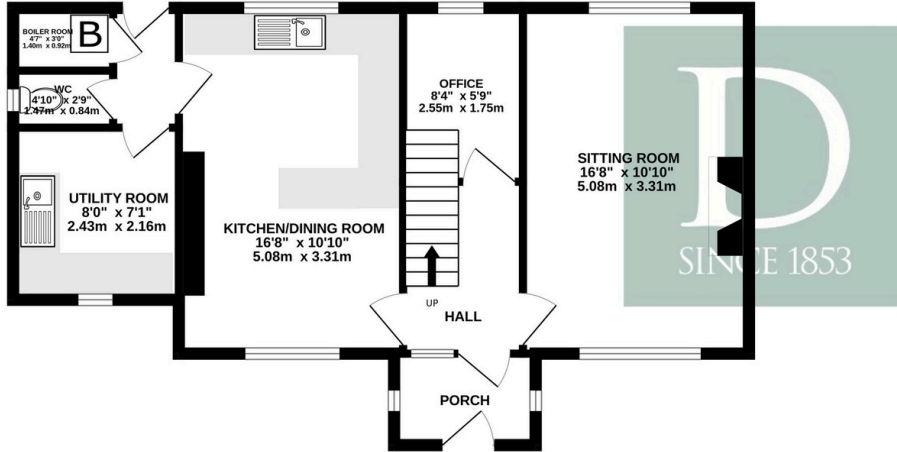




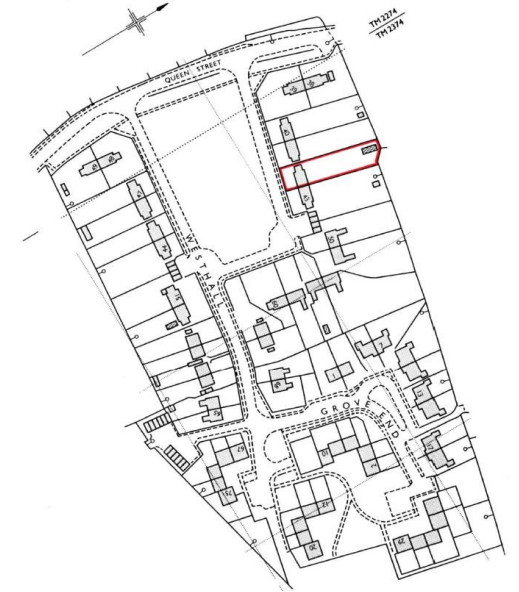
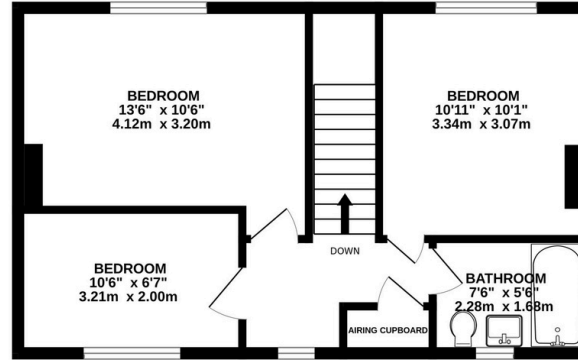
## FLOOR PLAN

## LOCATION MAP

GROUND FLOOR  
585 sq.ft. (54.4 sq.m.) approx.



1ST FLOOR  
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 1038 sq.ft. (96.4 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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### CONTACT US

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