



Tinkers Cottage | Queen Street | Stradbroke | IP21 5HH

Specialist marketing for | Barns | Cottages | Period Properties | Executive Homes | Town Houses | Village Homes


TOWN & VILLAGE
PROPERTIES

To find out more or arrange a viewing please contact 01449 722003 or visit www.townandvillageproperties.co.uk

Tinkers Cottage, Queen Street, Stradbroke, Suffolk, IP21 5HH

“A charming, Grade II Listed semi-detached, thatched cottage boasting a wealth of characterful features, delightful countryside views from the rear & off-parking for multiple vehicles.”

Description

A charming, characterful Grade II Listed semi-detached cottage set in an idyllic village setting with delightful countryside views to the rear yet only a stone's throw from village amenities.

Notable benefits include feature inglenook fireplace with log burning stove, a wealth of exposed timbers, ample off-road parking and delightful well-maintained front and rear gardens.

About the Area

The village of Stradbroke sits between the historic market town of Framlingham and bustling Diss, around seven miles from Eye, in a delightful expanse of open countryside. The village offers an array of everyday amenities which include both a primary and a high school, church, a library, swimming pool, gym, doctor's practice, three tennis courts, two bowling greens, playing fields and play areas, two pubs and several shops.

From Diss, a mainline railway station provides a direct service to both London Liverpool Street Station and to Norwich.

The accommodation in more details comprises:

Stable style front door to:

Entrance Lobby

Cupboard housing water cylinder, tiled flooring and doors to:

Bathroom

White suite comprising w.c, wash hand basin, P-shaped bath with shower over and shower screen, heated towel ladder, partly tiled walls, tiled flooring, extractor and window to rear aspect.

Kitchen Approx 15'8 x 7'1 (4.78m x 2.16m)

Bespoke fitted with a range of base units with wooden worktops over, inset butler sink unit with mixer tap over. Integrated appliances include extractor. Space for cooker, washing machine, tumble dry and fridge/freezer, feature inset with brick fireplace and inset log burning stove (currently not in use), exposed timbers, oak flooring and window to side aspect.

Sitting Room Approx 16' x 11'4 (4.88m x 3.45m)

Window to front and rear aspect, feature brick inglenook fireplace with bressummer beam over and inset log burning stove, exposed timbers and door to stairs.

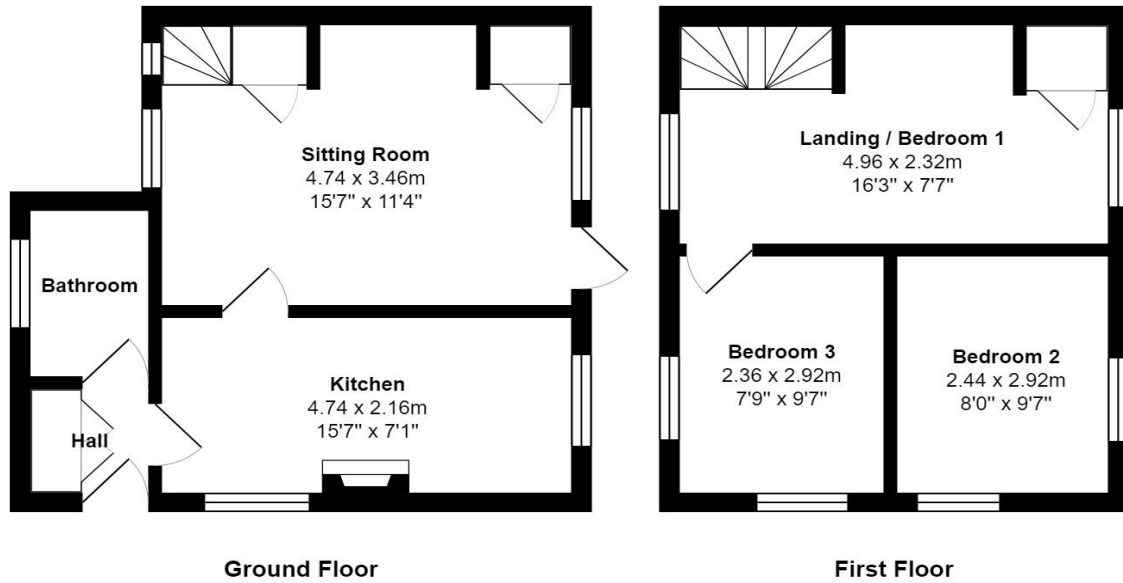
Suffolk Landing/Bedroom One Approx 16'2 x 9'7 (4.93m x 2.92m)

Window to front and rear aspect, built-in storage cupboard and door to:

Bedroom Two Approx 9'6 x 8' (2.91m x 2.44m)

Window to front and side aspect.





Total Area: 61.4 m² ... 661 ft²
 All measurements are approximate and for display purposes only

Bedroom Three Approx 9'7 x 7'9 (2.92m x 2.36m)

Window to front and side elevation.

Outside

Tinkers Cottage enjoys an enviable position within this sought after village and is set back from the road and accessed over a private, part- block paved, part-shingle driveway which provides ample off-road parking. The front is enclosed by panel fencing and a side pedestrian gate provides access to the rear garden.

To the rear are generous and well-maintained private grounds enjoying delightful countryside views and predominately laid to lawn with established flower and shrub borders and various patios making the most of the garden and lovely field views. Within the garden is a well-placed summerhouse, delightful natural pond, brick house with power and light connected and useful timber shed. The boundaries are defined predominately by panel fencing.

Local Authority

Mid Suffolk District Council

Council Tax Band – B

Services

Mains water, drainage and electricity. Electric heating.





Disclaimer

Town & Village Properties (and its subsidiaries and their joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that (I) these particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract (II) Town & Village Properties cannot guarantee the accuracy of any description, dimensions, references to conditions, necessary permissions for use and occupancy and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy, (III) No employee of Town & Village Properties (and its subsidiaries and their joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property, (IV) Town & Village Properties (and its subsidiaries and their joint Agents where applicable) will not be liable in negligence or otherwise, for any loss arising from the use of these particulars and Town & Village Properties (and its subsidiaries and their joint Agents where applicable) have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor, (V) Photographs will only show certain parts of the property and assumptions should not be made in respect of those parts of the property that have not been photographed. (Items or contents shown in the photographs are not included as part of the sale unless specified otherwise. It should not be assumed the property will remain as shown in the photograph. Photographs are taken using a wide-angle lens.



Registered address:
Grove House
87a High Street
Needham Market
Suffolk
IP6 8DQ

Needham Market: info@townandvillageproperties.co.uk
Boxford: boxford@townandvillageproperties.co.uk

Boxford
2a Broad Street, Boxford, Suffolk, CO10 5DX
01787 704200

Needham Market
87a High Street, Needham Market, Suffolk, IP6 8DQ
01449 722003

London
121 Park Lane, London, W1K 7AG
020 7409 8403