

TOWN CLOSE

Church Street, Stradbroke IP21 5HS

Freehold | Energy Efficiency Rating : TBC

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

FOR SALE PROPERTY

A hand holding a smartphone displaying the Starkings & Watson virtual tour app. The screen shows a QR code, a 'Enter virtual tour' button, and the company logo. The URL 'starkingsandwatson.co.uk' is visible at the bottom of the screen.

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- Characterful Cottage
- Grade II Listed
- 14' Sitting Room With Exposed Beams
- 16' Kitchen Overlooking Rear Garden
- Newly Fitted Ground Floor Shower Room
- Two Double Bedrooms
- 2023 Fitted External Home Office/Studio
- Private & Enclosed Rear Garden

IN SUMMARY

Boasting a multitude of CHARACTER FEATURES alongside MODERN COMFORTS, this GRADE 2 LISTED COTTAGE is pleasantly tucked away within this popular town centre. With ORIGINAL EXPOSED BEAMS and a thatched roof, this quirky cottage has recently had a new ground floor shower room fitted with UNDERFLOOR HEATING working alongside the OIL CENTRAL HEATING system and features a stunning working FIREPLACE set within the sitting room with the kitchen overlooking the PRIVATE REAR GARDEN with brand new 2024 FITTED FENCING. Upstairs, the property offers TWO DOUBLE BEDROOMS while externally a purpose built 2023 finished EXTERNAL HOME OFFICE/STUDIO can be found at the rear of the garden with full electricity and UNDER FLOOR ELECTRIC HEATING.

SETTING THE SCENE

The property can be found nestled away from the foot traffic of the street through an opening wide enough for vehicular access to drop off goods to your front door although this space must be left clear for vehicular access it may not be used as parking for this residence.

THE GRAND TOUR

As you step indoors you will first notice the fact you are undoubtedly stood inside a cottage with a multitude of original exposed wooden beams, lower ceilings and stunning fully functional fireplace set within the main wall. Wooden effect flooring can be found underfoot while a large single glazed window to the front allows the room to remain well lit. To your left, passed the storage cupboard housing the oil boiler, you will find a newly fitted three piece shower room creating the perfect blend of character charm and modern fittings with a walk-in shower and twin shower heads, wall mounted heated towel rail and vanity storage all with underfloor heating underfoot. The rear of the property is occupied by the kitchen/breakfast room with space for a smaller dining table if so desired upon the tiled flooring. The kitchen comes with an array of wall and base mounted storage set around wooden work surfaces with under the counter storage for a fridge/freezer, tumble dryer and washing machine while an original cast iron fireplace can be found too with its wooden mantle. The first floor leads you to two bedrooms through from one another, the first is the larger of the rooms, with multiple exposed wooden beams this double bedroom has carpeted flooring, and an oil radiator as well as a handy built in storage cupboard. The second double bedroom, only marginally smaller in size, can be found through from this room at the rear of the property, also housing the water heating tank this room too would fit a double bed and additional storage or could make an ideal nursery, study or dressing room.

THE GREAT OUTDOORS

The rear garden has been finished and presented in an immaculate condition, firstly with a flagstone patio area



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immediately as you exit the home also leading you down the side of the property to the side access gate, an ideal spot to hide the bins. The very rear of the property also has an external tap and access into an external brick storage space. Walking passed the well pruned hedges and shingle outline a timber decking seating area can be found, ideal for entertaining friends and family while the rest of the garden is laid to lawn and all full enclosed by brand new July 2024 fitted timber fencing. At the very rear of the garden is a versatile addition to any home in the form of a 16' external office/studio/entertainment area. This space has electric underfloor heating, tiled flooring and uPVC double glazed bi-folding doors meaning this area can be purposed how any potential buyer would see fit adding to the potential internal space on offer.

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 5HS

What3Words : ///dusted.incoming.diets

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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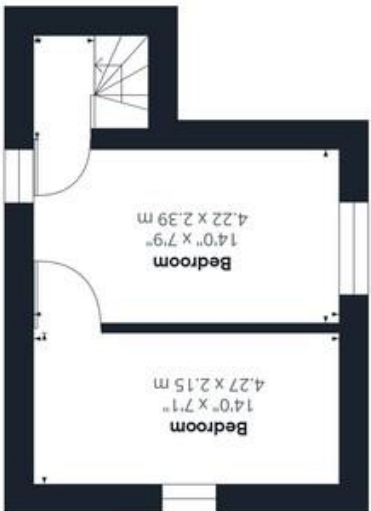
Ground Floor Building 2



Ground Floor Building 1



Floor 1 Building 1



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.

(1) Excluding balconies and terraces

Approximate total area^m
755.52 ft²
70.19 m²