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*Maple House,*  
New Street, Stradbroke.

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MCINTYRE**  
ESTATE AGENTS



A detached family home, situated close to the centre of the well served village of Stradbroke and offered to the market with No Onward Chain. The property features a spacious sitting/dining room, conservatory and four bedrooms as well as a garage and gardens to the front, side and rear.

## *New Street, Stradbroke*

### Accommodation comprises briefly:

- Entrance Porch
- Hallway
- Cloakroom
- Sitting/Dining Room
- Conservatory
- Kitchen
- Utility Room
- First Floor Landing
- Four Bedrooms
- Shower Room

### Outside

- Gardens to front, side and rear
- Garage and Car Port
- Convenient for the village centre

### The Property

The front door opens into the porch with further door into the hallway with stairs rising to the first floor and cloakroom. To the left is the spacious sitting/dining room with a feature fireplace and window to the front aspect. Double doors open into the conservatory with further doors leading out to the rear garden. The kitchen overlooks the rear garden and well fitted with a matching range of wall, base and drawer units, ample work top space with 1 ½ bowl stainless steel sink and space for appliances. The utility has a door into the garage, plumbing for a washing machine and a floor mounted oil fired boiler. From the hallway, stairs rise to the first floor landing with airing cupboard and loft access hatch. There are four bedrooms and a shower room comprising a fully tiled shower cubicle, WC and pedestal wash hand basin.

### Outside

The gardens to the front and side are enclosed by a mature laurel hedge and planted with shrubs as well as an apple and pear tree. The low maintenance rear garden is fully enclosed and laid with artificial turf and paving, a side gate provides access to the car port. The car port and garage are accessed at the rear of the property.





## Location

The property is located close to the centre of the village, which includes facilities such as a bakers, butcher, library, primary school, secondary school, leisure centre, swimming pool, doctors and two public houses. Further facilities are available in the neighbouring towns of Harleston, Diss & Framlingham. All have further education including Thomas Mills High School, Archbishop Sancroft High School, Diss High and Framlingham College. In addition, the towns have further facilities including larger supermarkets, retailers and restaurants. Diss has a mainline train service to London Liverpool Street, Ipswich and Norwich. The Heritage Coast around Southwold, Walberswick and Aldeburgh is just 30 minutes or so by car.



### Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

### Services

Oil fired central heating.

Mains drainage, electricity and water are connected.

EPC Rating: E

### Local Authority:

Mid Suffolk District Council

Council Tax Band: C

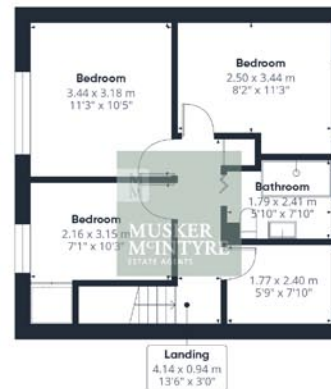
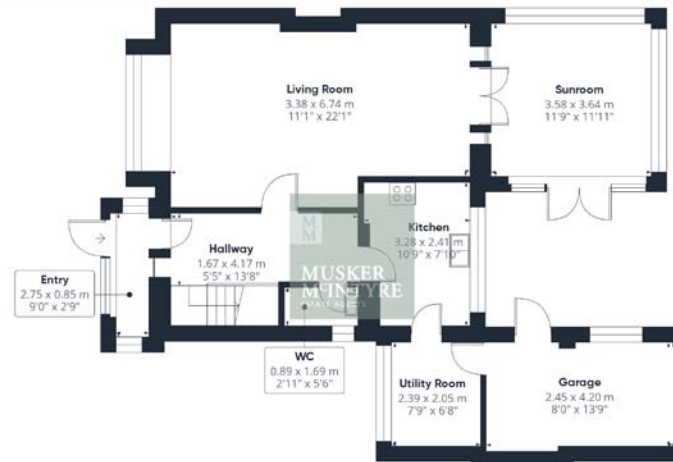
Postal Code: IP21 5JG

### Tenure

Vacant possession of the freehold will be given upon completion.

### Agents' Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.



Approximate total area<sup>(1)</sup>  
117.6 m<sup>2</sup>  
1265 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

**Guide Price: £290,000**

**To arrange a viewing, please call 01379 882535**

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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.

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