

1 CASTELL CLOSE

STRADBROKE, EYE, IP21 5BN





A well-arranged and well-presented semi-detached three bedroom house in located in a cul-de-sac within Stradbroke benefitting from open views to the rear.

The property is an excellent semi-detached house in a small cul-de-sac. The layout has been thoughtfully designed and the accommodation is deceptively spacious. It is well-presented throughout and the vendors have also paid great attention to improving the garden.

The front door opens to a spacious entrance hall with stairs to the first floor with the benefit of a window giving the feeling of light. There is an open-plan sitting/dining room across the rear of the house with French doors from the dining end into the garden. To the front of the house is an excellent kitchen/breakfast room which has been comprehensively fitted with a range of wall and base units and integrated appliances. A door to the side opens to the garden. A cloakroom completes the ground floor. On the first floor there are two double bedrooms to the rear, both afforded open views. There is a further bedroom to the front that the vendors currently use as a study. In addition, is a well-presented bathroom.

Externally the property is approached via Castell Close with parking to the front. The vendors have spent a great deal of the time improving the garden and it is a delightful feature of the property. It is laid predominantly to lawn and bordered by mature hedging. The vendors moved the side fence and enlarged the garden to give a delightful seating area with pergola.

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. The neighbouring market towns of Diss, Framlingham and Harleston all provide further services and amenities including a mainline train station at Diss on the Norwich to London Liverpool Street line.

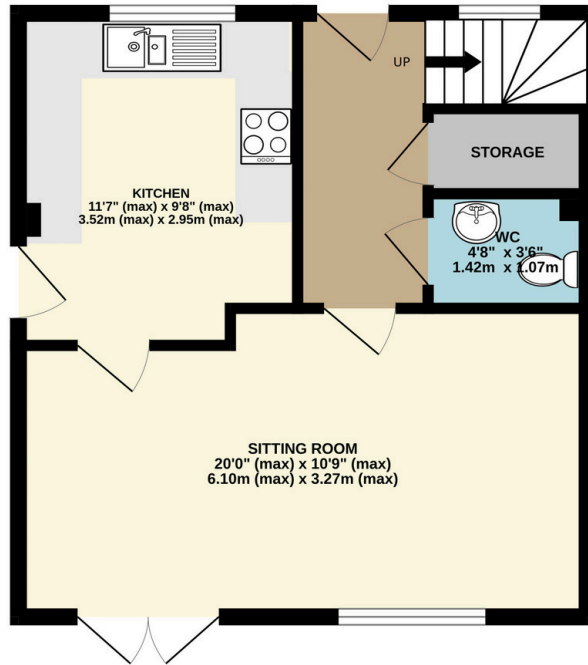




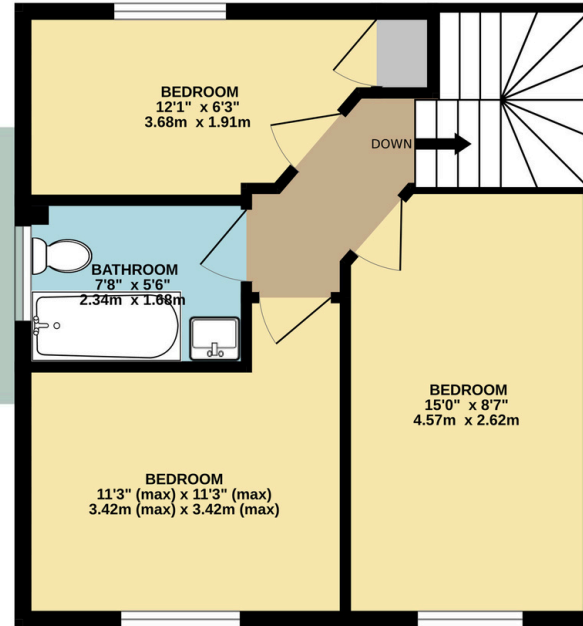
WEST FACING
GARDEN

FLOOR PLAN

GROUND FLOOR
415 sq.ft. (38.5 sq.m.) approx.



1ST FLOOR
419 sq.ft. (38.9 sq.m.) approx.



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SINCE 1853

TOTAL FLOOR AREA : 834 sq.ft. (77.5 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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SERVICES

Oil fired central heating. Mains water, electricity and drainage are connected. (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 C

ENERGY PERFORMANCE

EPC TBC

VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 642233.

BUILDING CONSULTANCY

Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations and project management - please contact us if you would like to discuss.

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