



Queen Street, Stradbroke, Eye, IP21 5HH
Guide Price £260,000 - £270,000



An attractive grade II listed cottage that dates back to the early mid-18th century with accommodation in the region of 750 square feet. Internally the property is well presented throughout and possesses much charm, externally the property has a wonderful outlook over a landscaped garden and field views beyond.

Queen Street, Stradbroke

Key Features

- Grade II listed
- Well maintained internally & externally
- Large inglenook fireplace with wood burner
- Landscaped rear gardens
- Summerhouse, shed & outbuilding/studio space
- Off-road parking
- Council Tax Band A
- Freehold
- Energy Efficiency Rating N/A.

Situation

Enjoying an ideal position within the village, the property is just a short stroll away from the many amenities and facilities this village has to offer. Queen Street is an attractive road with many surrounding period and attractive properties that form the village whilst being within a stones thrown of the open rural countryside having many rural walks to hand. Stradbroke is found on the north Suffolk borders and surrounded by the idyllic countryside yet still lies within close proximity to the neighbouring towns of Diss (with the mainline railway station with direct services to London Liverpool Street and Norwich), Eye and Framlingham (found 10 miles to the east). There is still a strong and active local community within the village having an excellent range of amenities and facilities including post office, convenience stores, butchers, public house, schooling and sports hall with swimming pool.

Description

Dating back to the early mid 18th century this attractive looking semi detached cottage comes with immense character. The property is timber framed with a roughcast render while sitting beneath a charming thatched roof. Internally the property is well presented and over the years had been sympathetically maintained and improved. An extension to the rear of the cottage has enhanced the accommodation and created space for a new entrance and the modern downstairs bathroom. The entrance also provides access into the kitchen which then provides further access into the spacious lounge. The large inglenook fireplace with its inset log burner is an imposing yet welcoming feature and creates a cosy environment for the winter months. Upstairs you are greeted by the main bedroom which is generous in size and provides entry into the further two bedrooms.

Externally

This attractive looking cottage welcomes you with a part block paved, part shingle driveway which provides off road parking for multiple vehicles. The front is enclosed by panel fence and pedestrian gate which leads to the rear of the property where you will find the entrance, this provides the feeling of privacy and security. The rear garden has had a lot of time invested into it by the current owners and is a most enjoyable place to relax and unwind. The landscaping that has been carried out has created a garden to be proud of and has multiple block paved areas whilst being predominantly laid to lawn. The sides are enclosed by panel fences whilst the rear has picket fencing to ensure that field views to the rear can be enjoyed to the fullest. An additional treat can be found to the very rear of the garden, just beyond the summerhouse you will find a natural pond which just adds to the charm this wonderful cottage possesses.



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The rooms are as follows:

ENTRANCE LOBBY: Entry via glazed wooden stable door into entrance lobby, storage cupboard with water cylinder (recently installed within the last two years). Tile flooring. Doors to kitchen and bathroom.

BATHROOM: 7' 0" x 5' 5" (2.13m x 1.65m) Tiled floor, part panelled walls, double glazed window to rear elevation, part tiled walls. Wash hand basin with chrome mixer tap over with tiled splashback, heated towel rail, P shaped panelled bath with shower screen and rain full shower overhead and extractor and low level wc.

KITCHEN: 7' 1" x 15' 8" (2.16m x 4.78m) Original oak flooring, double glazed window to side elevation. Eye base units with solid wood work surfaces over with inset Butler sink and mixer tap over. Brick built fireplace with tiled hearth with inset log burner which the vendor advises is currently not being used but subject to an inspection could easily be reinstated. Space for appliances such as free standing fridge/freezer, washing machine and tumble dryer. The cooker is a free standing four ring cooker with oven and grill which the vendor is happy to leave. There is also an extractor over. Radiator.

LOUNGE: 11' 4" x 16' 0" (3.45m x 4.88m) Glazed window to front elevation. A large inglenook fireplace with tiled hearth and brick surround, original oak lintel to top as well with again large inset log burner. Further glazed window to the rear elevation. Doorway into the enclosed staircase. Original staircase with a glazed window to rear elevation. Two further storage cupboards. Further door onto the..

SUFFOLK LANDING/BEDROOM ONE: 9' 7" x 16' 2" (2.92m x 4.93m) Master bedroom which has a storage cupboard, glazed windows to front and rear elevations and radiator. Door to ...

BEDROOM TWO: 9' 6" x 8' 0" (2.91m x 2.44m) Glazed windows to side and rear elevation, radiator

BEDROOM THREE: 9' 7" x 7' 9" (2.92m x 2.36m) Original oak flooring, glazed windows to front and side elevations and storage heater.

AGENTS NOTE: The current vendors have installed Rio smart heaters in the property which are compatible with most smart home assistants such as Amazon Alexa and Google Home. The third bedroom is the only room with a storage heater but the vendor advises us that if you would like this replaced with a further Rio heater then this is something they would be willing to do between exchange and completion.

SERVICES

Drainage - Mains

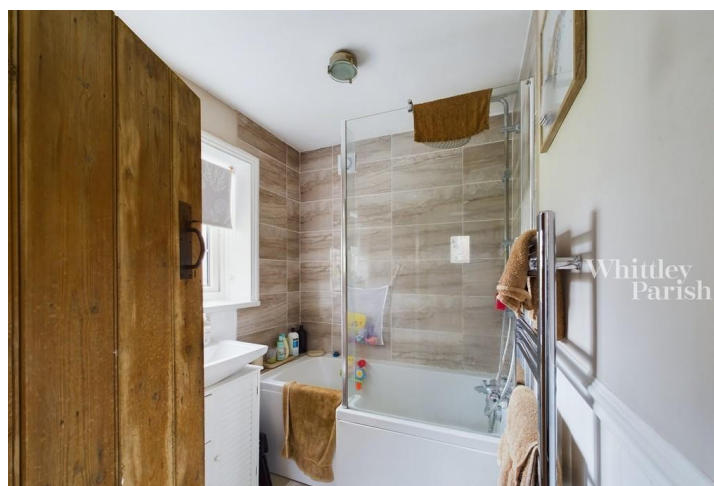
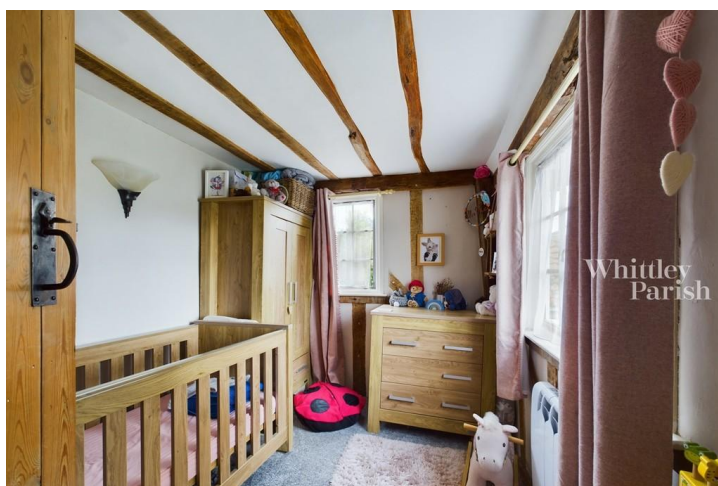
Heating type - Electric heating

EPC rating - Grade II listed

Council Tax Band - A

Tenure - Freehold

OUR REF: 8351



Queen Street, Stradbroke

 <p>Floor 0 Building 1</p>	 <p>Floor 1 Building 1</p>	 <p>Approximate total area⁽¹⁾ 765.54 ft²</p> <p><small>(1) Excluding balconies and terraces</small></p> <p><small>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</small></p> <p>GIRAFFE360</p>
 <p>Floor 0 Building 2</p>		

