

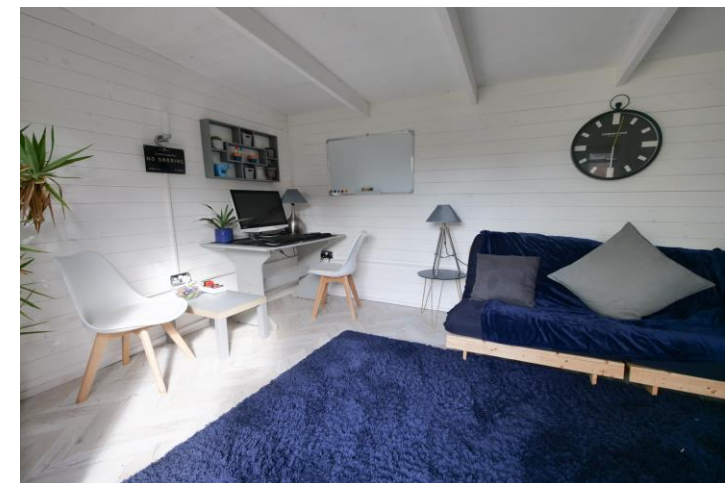


Flat 1, The Foyer, Stradbroke, Suffolk



Huntingfield
Estates
FRAMLINGHAM

01728 724566
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A newly refurbished ONE BEDROOM ground floor flat in the heart of Stradbroke **GARDEN ** OFF ROAD PARKING FOR 2 ** HOME OFFICE IN GARDEN WITH DOUBLE GLAZING, HEATING AND LIGHT ** FLAT 2 ABOVE AVAILABLE TOO SO YOU COULD CONVERT INTO A THREE BED, TWO BATH, DETACHED HOUSE WITH GARDEN AND PARKING. CALL FOR DETAILS ON 01728 724566 NO ONWARD CHAIN ****

LOCATION Flat 1, The Foyer is within walking distance of the centre of the village of Stradbroke, which offers local shops and services including a Spar convenience store that caters for all day-to-day needs, a bakery, butchers, medical centre, village hall, children's play areas, hairdressing salon, dog grooming parlour, library/Post Office, Stradbroke Baptist Church, two public houses, Church of England VC Primary School and Stradbroke High School. The historical and imposing All Saints Church, with its 15th century tower, is located in the heart of the village and is visible for miles around. 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 South Norfolk town of Diss, with Morrisons, Tesco and Aldi supermarkets, lies about 10.5 miles to the north-west of the property. From here are direct trains to Norwich and London's Liverpool Street station. Framlingham, with its medieval castle, is approximately 9 miles to the south, and the Heritage Coast, with the popular centres of Southwold, Walberswick and Dunwich, is about 18 miles to the east. The county town of Ipswich lies about 23 miles to the south, and Norwich is about 29 miles to the north.

FLAT 1 - INTERIOR The Entrance Door is at the rear of the property giving total privacy and leads into an Entrance Hall which has a large understairs cupboard and an airing cupboard housing the hot water tank. There is herringbone laminate laid through the Entrance Hall and Sitting Room/Kitchen/Dining Room. The Kitchen area has been completely replaced with high white gloss base and wall units, marble effect laminate worktops, composite with hose/mixer tap with window above. There is an integrated under counter fridge and freezer, integrated dishwasher, built in electric oven, hob and extractor above. There is space for a dining table and chairs and the Sitting Room area has a window to the front, electric heater with radiator cover and is comfortable for entertaining. The Bedroom has a wardrobe built in and a further mirrored wardrobe, window to the front and new carpet. The Bathroom has been completely renewed with a new shower cubicle and electric shower, wc and contemporary wash hand basin inset into worktop with a mixer tap over and an integrated washing machine below.

FLAT 1 - EXTERIOR To the rear of the property are two parking spaces with a fence and gate leading into the garden. There is a large patio area perfect for outside dining, a lawned area, all enclosed in a wall to three sides giving total privacy and with views of the Church. There is a large home office in the garden which has double doors and windows to either side, herringbone laminate flooring, electric heating and could be used as additional overnight accommodation too.

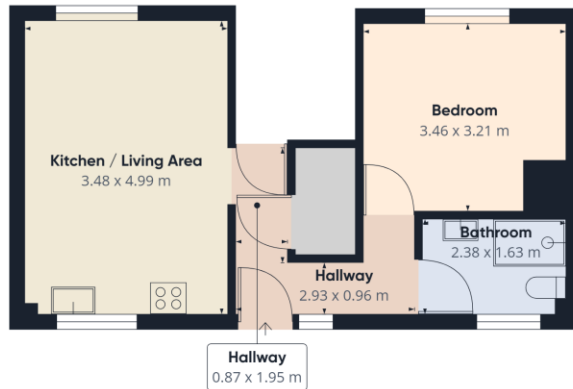
TENURE - Flat 1 is the freeholder of this leasehold property, the lease runs from 1st August 2008 for 125 years.

SERVICES - New electric programmable heaters to every room, mains water, drains and electricity. Please note that a new consumer unit was fitted in 2022.

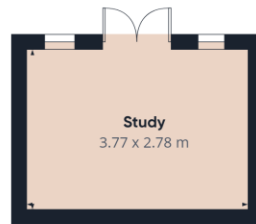
LOCAL AUTHORITY Mid Suffolk **Tax Band:** A **EPC:** TBC **Postcode:** IP21 5HG

FIXTURES AND FITTINGS All Fixtures and Fittings including blinds are included in the sale and the property can be sold fully furnished if required.

AGENTS NOTES The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not. Please note if you wish to offer on any of our properties we will require verification of funds and information to enable a search to be carried out on all parties purchasing. Please note that the owner of the property is related to staff at Huntingfield Estates.



Ground Floor Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾
50.43 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

GUIDE PRICE £175,000

- Ground Floor Apartment
- Sitting Kitchen/Dining Room
- Bedroom
- Shower Room
- Garden
- Home Office
- Off Road Parking for 2 Vehicles
- Recently Renovated
- Central Location to amenities
- NO ONWARD CHAIN

Important Notices: 1. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form any part of any contract. 2. The plumbing, heating and electrical fittings as described have not been tested (unless stated) and no assurances can be given as to their condition or suitability. 3. The floor plans are for illustration purposes and not to scale.

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