

*An extremely well-presented two double bedroom extended bungalow, forming part of the popular Woodfields development, in the centre of the well served village of Stradbroke.*

Guide Price  
£360,000 Freehold  
Ref: P7297/J

11 Woodfields  
Stradbroke  
Eye  
Suffolk  
IP21 5JQ



Entrance hall, 22' sitting room, 22' kitchen/dining room and utility room.

22' Master bedroom with en-suite wet room, second double bedroom and well fitted bathroom.

Generous tarmac driveway and garage.

Gardens to the front and rear.

**No forward chain.**

Contact Us



Clarke and Simpson  
Well Close Square  
Framlingham  
Suffolk IP13 9DU  
T: 01728 724200

*And The London Office*  
40 St James' Place  
London SW1A 1NS

email@clarkeandsimpson.co.uk  
www.clarkeandsimpson.co.uk

## Location

The property forms part of the popular and established Woodfields development, just a short distance to the south-west of the centre of the well served village of Stradbroke. Stradbroke 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, 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 historic market town of Eye lies just 7 miles away and offers further primary and secondary schooling. The town has a variety of individual shops, as well as two small Co-op supermarkets, a doctors surgery, and a choice of takeaway restaurants. It also boasts the remains of a medieval castle and Victorian folly. The South Norfolk town of Diss, with Morrisons, Tesco and Aldi supermarkets, lies just over 10 miles to the north-west of the property. Here there is a railway station with regular services to Norwich and London's Liverpool Street station. Framlingham, with its medieval castle, is approximately 10 miles to the south, and the Heritage Coast, with the popular centres of Southwold, Walberswick and Dunwich, is about 21 miles to the east. The county town of Ipswich lies about 24 miles to the south, and Norwich is about 28 miles to the north.

## Description

The property comprises an extremely well presented two-double-bedroom extended bungalow, forming part of the popular and established Woodfields development, which can be found in the centre of Stradbroke. Originally dating from the early 1970s, 11 Woodfields was extended and refurbished by the current owner in 2018/2019 to create an extremely well presented and spacious bungalow of approximately 1,255 square feet (116 square metres). The refurbishment also provided for wheelchair access, including the widening of doorways and the removal of door thresholds. Extension works created the impressive open plan kitchen and dining room arrangement, as well as enlarging the master bedroom and creating the en-suite wet room. The remainder of the house was refurbished, including the bathroom, and a new external oil-fired external boiler being installed, along with a replacement bunded storage tank. This serves the radiators and underfloor heating system, as well as the hot water system.

The accommodation comprises a spacious entrance hall, 22' sitting room that leads through, via a wide opening, to the 22' kitchen and dining room to the rear, which forms part of the extension. The kitchen area is extremely well fitted and contains a number of integral Neff appliances. Off the entrance hall is the 22' master bedroom, which has an en-suite wet room, along with a second double bedroom and a bathroom.

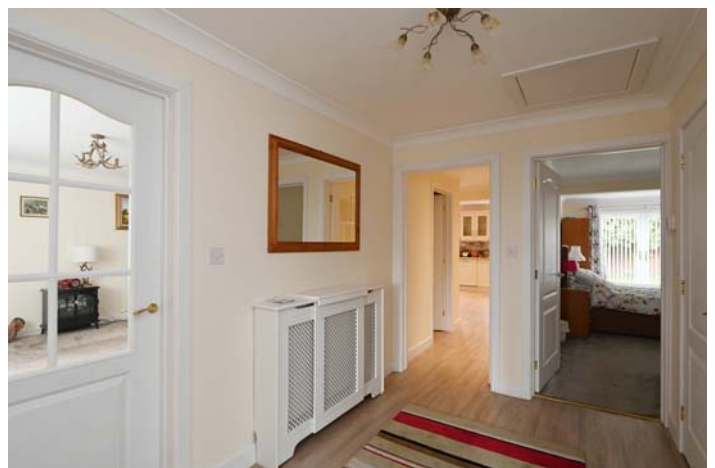
Outside, there is a generous tarmac driveway that is sufficiently large enough for three to four vehicles, together with an attached single garage. The rear garden has been landscaped, with a large Indian sandstone patio area immediately adjoining the rear of the property, beyond which is a central area that is laid to grass, with a perimeter border containing a variety of spring and perennial flowers, as well as a number of established shrubs.

## The Bungalow

A UPVC front door with leaded light windows opens into the

### *Entrance Hall*

A spacious area for receiving guests, with wood-effect flooring throughout. Window overlooking the front garden and Woodfields. Radiator and telephone socket. Door to **airing cupboard**, incorporating a dual towel rail. Access to roof space and door off to



*Sitting Room 22'2 x 15'0 (6.76m x 4.57m)*

An extremely light room with large bay window on the front elevation overlooking the driveway, garden and Woodfields. Radiators and TV point. Wide opening through to the



### *Kitchen & Dining Room 22'8 x 17'0 (6.91m x 5.18m)*

Part of the extension that was completed in 2019, this open plan multifunctional room is a tremendous addition to the property. The kitchen area is very well fitted, with a range of cupboard and drawer units under a granite-effect work surface incorporating a stainless steel sink with mixer tap and drainer to the side. Four-ring Neff induction hob with matching light and extractor hood over, together with high-level Neff double oven and grill. Integral Neff dishwasher and fitted Ultra Twin water softener. Window and fully glazed doors providing plenty of light and access to the rear patio and garden. Wood-effect flooring to match the Entrance Hall. Downlighters and TV point. Part-glazed door returning to the Entrance Hall and a further door opening into the Utility Room.



### *Utility Room*

An extremely useful additional storage area with a range of fitted cupboards, together with a wood-effect work surface incorporating a recess for a washing machine. Wood-effect flooring to match the remainder. Heated towel rail and extractor fan.

Returning to the Entrance Hall, a further door provides access to

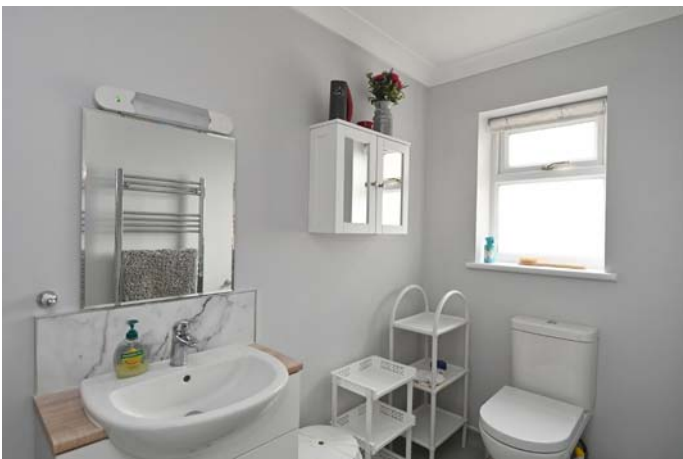
*Bedroom One* 22'7 x 11'9 (6.88m x 3.58m)

A substantial double bedroom with fully glazed French doors providing plenty of light and access to the patio and garden. Additional casement window on the side elevation. Range of fitted wardrobe cupboards, which include the pressurised hot water cylinder and underfloor heating manifold. TV point. Door to



*En-Suite Wet Room*

With partly enclosed shower area containing the Mira Excel mixer shower with glass screen and floor drain. WC and mounted wash basin with mixer tap over and storage cupboards under. Striplight with shaver socket. Dual heated towel rail and extractor fan.



*Bathroom*

Well fitted with a suite comprising panelled bath in waterproof panelled surround, separate Mira mixer shower over and glass-hinged screen. WC with concealed cistern, together with mounted wash basin with mixer tap and storage cupboards under. Striplight with shaver socket. Radiator and dual heated towel rail. Extractor fan and wood-effect flooring to match the remainder.

*Bedroom Two* 12'5 x 9'0 (3.78m x 2.74m)

A good-sized double bedroom with large casement window on the front elevation overlooking the garden and Woodfields. Radiator and TV point.

## Outside

The bungalow is approached via a tarmac driveway, which is sufficiently large enough to park three to four vehicles. This leads to the **single garage**, which has a remote operated up-and-over door and power and light connected. Beside the driveway is the garden and this comprises a central area laid to grass for ease of maintenance, together with a perimeter border containing a variety of spring and perennial bulbs, along with rose bushes.

From the driveway, a block paved path leads via a gateway to the rear. Facing in an easterly direction, the rear garden enjoys sun during the morning, and this area was landscaped following the extension works. Immediately adjoining the rear of the property is a substantial Indian sandstone patio, which can be accessed from the both the kitchen/dining room and principal bedroom. Beyond this is the garden, which is laid to lawn for ease of maintenance, but, again, with a perimeter border containing a variety of spring and perennial bulbs, along with established flowers and shrubs. There is also a mature bay tree. The rear garden is enclosed within fence panels that provide a good degree of privacy. There is also a useful **timber-framed storage shed**, an area that is enclosed within trellis fencing that contains the bunded oil tank, and an external tap and electric point.



# 11 Woodfields, Stradbroke

Approximate Gross Internal Area = 116.6 sq m / 1255 sq ft  
Garage = 17.3 sq m / 186 sq ft  
Total = 133.9 sq m / 1441 sq ft



**Ground Floor**

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Produced for Clarke and Simpson

**Viewing** Strictly by appointment with the agent.

**Services** Mains water, drainage and electricity. Oil-fired boiler serving the central heating, underfloor heating and hot water system.

**EPC Rating** D (full report available from the agent).

**Council Tax** Band C; £1,860.44 payable per annum 2024/2025.

**Local Authority** Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX;  
Tel: 0345 6066067.

## NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

*April 2024*



## Directions

From the centre of Stradbroke, with the Spar shop on the left, proceed in a westerly direction along the B1117 (Church Street), towards Horham. Continue past the turnings onto Wilby Road and Bishops Way, and take the third turning on the left onto Woodfields. The property will be found a short way along on the left hand side.

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