



NORTHFIELD
NEAVES LANE, STRADBROKE, IP21 5JS



An outstanding refurbishment or redevelopment opportunity set in a superb plot of over 2 acres on the edge of the popular village of Stradbroke.

The property is a substantial detached bungalow built in the 1970s and offering enormous potential to either refurbish or redevelop subject to the necessary planning consents.

It is superbly positioned within the plot that extends to in excess of 2 acres and at the head of sweeping driveway leading to parking for several cars and the attached garage. The existing accommodation is both spacious and versatile. The front door opens to the reception hall off which is a cloakroom and bedroom 4 which could be used as a study. There is a substantial double aspect sitting room that connects to the dining room which in turn has sliding glazed doors to the garden. At the rear of the property are three further bedrooms and a bathroom. There is a comprehensively fitted kitchen and a separate utility room. In addition, there is a carport linking the property and garage.

The superb established gardens surround the property affording it privacy and seclusion and there is a wide array of mature trees and shrubs. Properties like this rarely

come to the market and provide a superb opportunity.

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.

SERVICES

Oil fired central heating. Mains electrics and water are connected with drainage via septic tank. (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 E

ENERGY PERFORMANCE

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.



