



Smith Way, Stradbroke Eye IP21 5FA

welcome to

Smith Way, Stradbroke Eye

Immaculately presented three-bedroom detached home, offering stylish modern accommodation, a 1.5 length garage, driveway, and private landscaped garden with summer house. Conveniently located within walking distance of local shops, schools, and amenities.

Smith Way

Immaculately presented throughout, this stunning three-bedroom detached home, built by Lovell Homes in 2023, is situated on a sought-after modern development in Stradbroke and offers stylish, contemporary living finished to an exceptional standard. The property welcomes you with a spacious and inviting entrance hall, complete with useful built-in storage. The heart of the home is the beautifully appointed kitchen/dining room, featuring a range of sleek modern cabinetry, integrated appliances including a fridge freezer, dishwasher, hob and double oven, and direct access to the rear garden, making it ideal for both everyday family life and entertaining. The generous living room is flooded with natural light and benefits from double doors opening onto the garden, creating a wonderful indoor-outdoor connection. A convenient ground floor cloakroom/WC completes the accommodation on this level. Upstairs, there are three well-proportioned bedrooms, including an impressive primary bedroom with a contemporary en-suite shower room and a built in wardrobe. The remaining bedrooms are served by a stylish family bathroom fitted with a modern suite and shower over bath. Externally, the property continues to impress with a driveway providing off-road parking for two cars and access to a 1.5 length garage. The rear garden is a particular highlight, offering privacy and having been beautifully maintained and thoughtfully enhanced with mature planting and bespoke landscaping. A charming summer house provides the perfect space for relaxation, a home office, or entertaining guests. Conveniently located within easy walking distance of local shops, schools, village medical centre and everyday amenities, this exceptional home combines

modern comfort with practical family living and is presented in truly immaculate condition throughout.

Stradbroke

Nestled in the Suffolk countryside, Stradbroke blends traditional charm with modern convenience. Ideal for a peaceful retreat, it offers easy access to nearby towns and cities.

Stradbroke features stunning landscapes, with fields, woodlands, and walking trails for exploration. Its historic architecture includes charming cottages and period homes.

The vibrant community is welcoming and active, with amenities like a local shop, a cozy pub, and a café. The village hall hosts regular events, fostering community spirit.

Families benefit from excellent educational facilities, including the well-regarded Stradbroke Primary School and nearby secondary schools.

Though rural, Stradbroke is well-connected to larger towns, with major road networks and public transport options for easy commutes.

Recreational opportunities abound, with a sports centre offering a swimming pool, gym, and sports facilities, plus countryside activities like cycling and hiking.

Stradbroke combines rural charm with modern amenities, making it ideal for a harmonious lifestyle in a welcoming community.

Entrance Hall

Front door, radiator, storage cupboard, hard

flooring.

Cloakroom

W/C, radiator, wash basin, hard flooring.

Lounge

Window to front and side aspect, two radiators, patio door to rear aspect, carpet flooring.

Kitchen

Window to front, side and rear aspect, integrated fridge freezer, standard space for washing machine, two radiators, built in sink, hard flooring.

Landing

Airing cupboard, loft hatch, radiator, carpet flooring.

Bedroom 1

Window to front aspect, radiator, built in wardrobes, access to ensuite, carpet flooring.

Ensuite

Window to rear aspect, w/c, wash basin, shower, radiator, hard flooring.

Bedroom 2

Window to front aspect, radiator, carpet flooring.

Bedroom 3

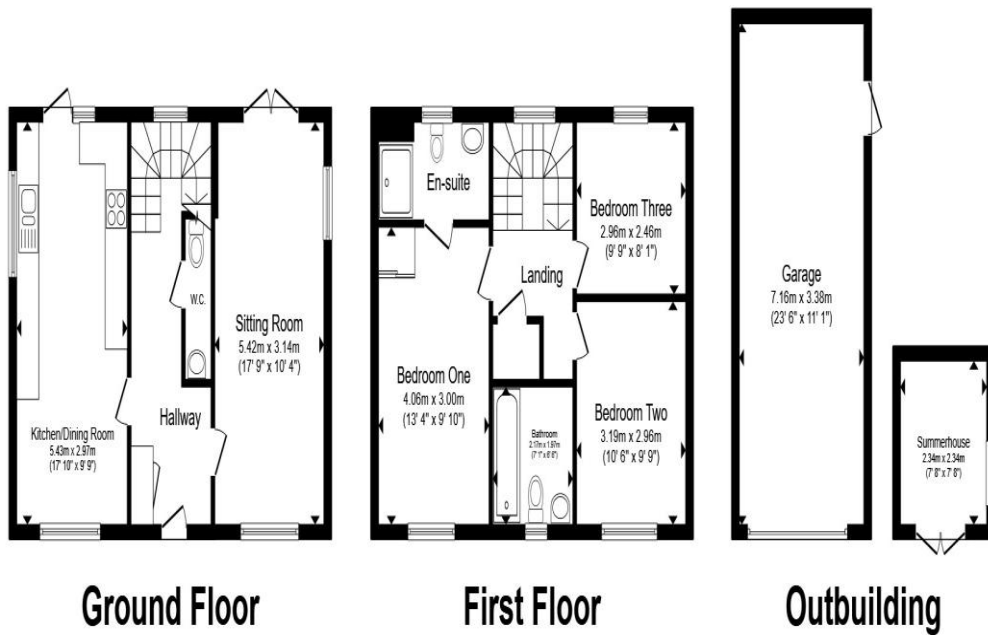
Window to rear aspect, radiator, carpet flooring, overlooks the rear garden.

Bathroom

Window to front aspect, w/c, wash basin, bath, tiled around the bath, heated towel rail, hard flooring.

Loft Space

Partly boarded and fully insulated



Total floor area 125.4 m² (1,350 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to
Smith Way,
Stradbroke Eye

- Immaculately presented three-bedroom detached home
- Spacious kitchen/dining room with integrated appliances
- Bright living room with double doors to the garden
- Driveway providing off-road parking for two cars & 1.5- length garage
- Private, beautifully landscaped rear garden with Summer house and green house

Tenure: Freehold EPC Rating: B
Council Tax Band: D

offers in the region of
£375,000



view this property online williamhbrown.co.uk/Property/DSS111376



Property Ref:
DSS111376 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01379 644719



Diss@williamhbrown.co.uk



1 Navire House Mere Street, DISS, Norfolk,
IP22 4AG



williamhbrown.co.uk