



Rainbows End
New Street
Stradbroke
IP21 5JG

Guide price £325,000

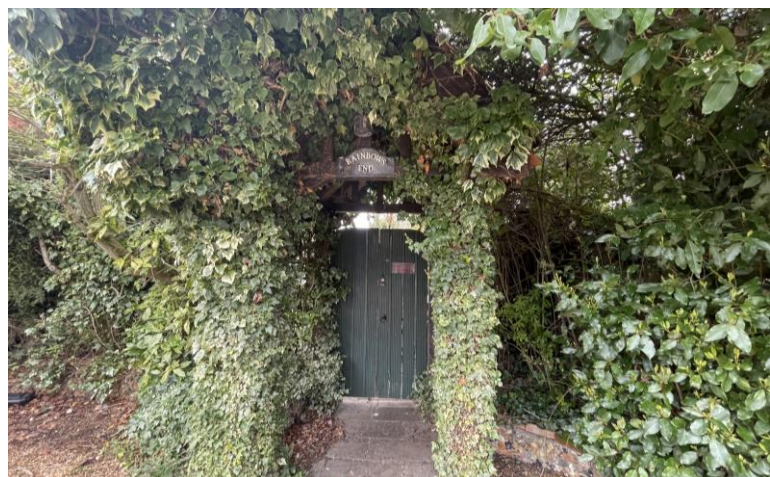




- Charming 2 bedroom cottage
- Quiet tucked away position
- Well served village
- Spacious living room
- Off road parking

Location

Stradbroke is an attractive village with an active community and offers a host of amenities which include a Spa supermarket, bakery, butchers, three public houses and a leisure and fitness centre with indoor swimming pool. Other sporting and recreational facilities include badminton, cricket and football teams to adult level, bowls, tennis and an 18 hole golf course at Diss (9 miles). There is schooling to secondary level within the village and additionally at the highly regarded Thomas Mills High School at Framlingham, Framlingham College and Brandeston preparatory school. The thriving market town of Diss offers a wider range of amenities including three national supermarkets and it benefits from a mainline railway station on the Norwich to London Liverpool Street line with a journey to London taking around 90 minutes (65 minutes from Ipswich station). The surrounding scenic countryside is undulating and the beautiful Heritage Coast is within a 30 minute drive.





The Property

Rainbows End is a charming period cottage believed to have origins dating back to the 16th century, yet it enjoys the advantage of not being listed. This has allowed for continuous updates and improvements over the years, offering ample potential for new owners. Upon entry through the covered porchway, you're greeted by an inviting entrance hall. A recent enhancement to the property includes the transformation of the downstairs cloakroom into a modern shower room. Ingeniously designed, the new shower room features a corner shower cubicle, dual flush low-level WC, and a compact wall-mounted hand wash basin. The kitchen has undergone a refit, boasting contemporary units. Extending along all four walls, the kitchen includes several built-in appliances such as a fridge, water softener, washing machine, freezer, tumble dryer, and dishwasher. A charming inset stone sink with a swan neck tap sits beneath the window, while a built-in oven is nestled within the side units. Passing through a doorway, you'll find yourself in a delightful sitting room adorned with heavy beams and a feature fireplace. French doors open onto the garden, seamlessly blending indoor and outdoor living. The fireplace hosts a wood-burning stove atop a tiled hearth, complemented by a wooden oak surround. The conservatory overlooks the garden and patio area, offering a tranquil retreat. Ascending a steep stairwell around the side of the fireplace, you'll reach the first-floor landing, replete with storage cupboards and an airing cupboard.

Both bedrooms upstairs are generously proportioned doubles, while a three-piece suite bathroom completes the upper level, featuring a WC, panelled bath, and hand wash basin.

Outside

The property is hidden from the road and has a gravelled driveway providing off road parking for up to two vehicles. The gardens are also hidden from view with secure gate leading through into the gardens. A pathway leads up to the front of the cottage and down towards the rear patio area. A real benefit is that the gardens are not overlooked at all and offer complete privacy from neighbouring properties. The borders are made up of wooden fencing and mature hedging, with a variety of plants and trees. Additionally, the main section of the garden is laid to lawn with a outbuilding/store located to the rear of the gardens, adjacent to the oil tank.

Services - Oil fired central heating. All mains connected.

Viewing - Strictly by appointment with TW Gaze.

Important Notice

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1. The particulars have been prepared to give a fair description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, distances, reference to condition and necessary permissions for use and occupation and other details are given in good faith but should not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. 3. No person in the employment of TW Gaze has any authority to make or give any representations or warranty whatever in relation to this property on behalf of TW Gaze, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. TW Gaze have not tested any service, equipment or facilities.

While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Directions

On entering the village via Queen Street, turn right at the T-junction onto New Street. The property will be located after a short distance on the right hand side, marked by a for sale board.

Freehold.

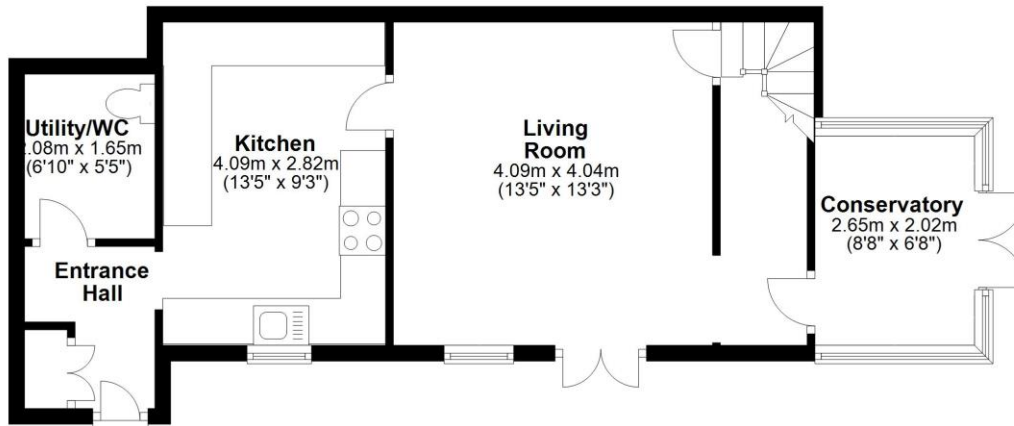
Council Tax Band: C

Ref:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D			
(39-54) E			
(21-38) F		37	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

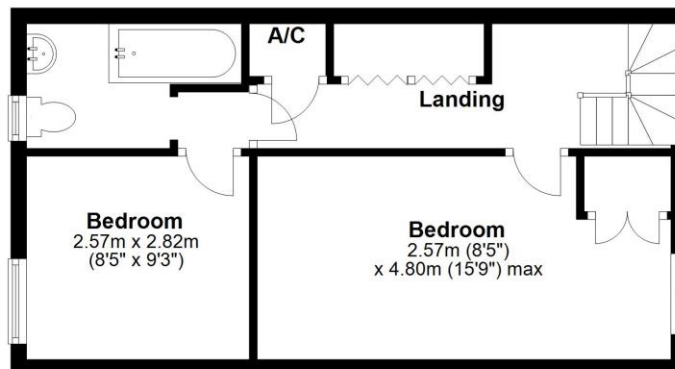
Ground Floor

Approx. 46.3 sq. metres (498.5 sq. feet)



First Floor

Approx. 30.9 sq. metres (332.3 sq. feet)



Total area: approx. 77.2 sq. metres (830.8 sq. feet)

Rainbows End, New Street, Stradbroke

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