



11 Woodfields, Stradbroke

Eye



Minors & Brady

11 Woodfields

Stradbroke, Eye

Set within the highly regarded and established Woodfields development, this beautifully extended and refurbished two-double-bedroom bungalow combines style, comfort, and accessibility. Offering approximately 1,521 sqft (stms) of versatile living space, it features a 22ft sitting room, an open-plan kitchen/dining area with high-quality Neff appliances, a luxurious master en-suite wet room, and modern heating systems throughout. Outside, a landscaped garden, tarmac driveway for up to four vehicles, and an attached garage complete this elegant and practical home in a sought-after location.





M&B

11 Woodfields

Stradbroke, Eye

- Proudly positioned within a highly regarded and established Woodfields development, lies this extended and refurbished two-double-bedroom bungalow
- Extensive 2019 refurbishment combining contemporary style with functional upgrades to create a stylish, move-in-ready home
- Thoughtfully enhanced accessibility throughout the property with widened doorways and threshold-free access suitable for wheelchair use
- Spacious entrance hall leading into a 22ft sitting room with a large bay window, creating a bright and inviting space for relaxation and entertaining
- Open-plan extended kitchen and dining area fitted with high-quality fixtures and integral Neff appliances including a double oven, induction hob, and dishwasher
- Enlarged master bedroom featuring a luxurious en-suite wet room designed for comfort and accessibility
- Second double bedroom and a modern main bathroom
- External oil-fired boiler with replacement bunded storage tank, radiators, and underfloor heating
- Attached single garage complemented by a generous tarmac driveway capable of accommodating up to four vehicles
- Landscaped rear garden with a large Indian sandstone patio, central lawn, and planted borders creating a private and relaxing outdoor space



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Location

The property is located within the popular and well-established Woodfields development, just a short distance southwest of the centre of the thriving village of Stradbroke. The village offers a wide range of local amenities, including a Spar convenience store, bakery, butcher, medical centre, village hall, children's play areas, hairdresser, library/Post Office, and Stradbroke Baptist Church. Stradbroke also features two public houses, the Church of England VC Primary School, and Stradbroke High School. The historic and striking All Saints Church, with its 15th-century tower, stands at the heart of the village and is visible from miles around. Residents can also enjoy a sports centre with a swimming pool, gym, and tennis courts, along with a variety of clubs and societies, including cricket, tennis, bowls, and football clubs.

The historic market town of Eye lies just 7 miles away and provides further educational opportunities with additional primary and secondary schools. Eye also offers a selection of independent shops, two small Co-op supermarkets, a doctor's surgery, and a choice of takeaway restaurants, as well as attractions such as the remains of a medieval castle and a Victorian folly. The South Norfolk town of Diss, approximately 10 miles northwest, provides larger supermarkets including Morrisons, Tesco, and Aldi, as well as a railway station with regular services to Norwich and London Liverpool Street. Framlingham, renowned for its medieval castle, is about 10 miles south, while the Heritage Coast—featuring Southwold, Walberswick, and Dunwich—is roughly 21 miles east. The county town of Ipswich lies approximately 24 miles south, and Norwich is around 28 miles to the north.

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This exceptionally well-presented two-double-bedroom bungalow offers comfort, style, and accessibility. Situated within the highly regarded and established Woodfields development, the residence has been thoughtfully extended and refurbished to create a spacious and inviting home, ideal for modern living. Originally built in the early 1970s, the property underwent extensive renovation in 2019, resulting in a home of approximately 1,521 sqft (stms). The refurbishment also enhanced accessibility, with widened doorways and the removal of thresholds to support wheelchair use.

Stepping inside, a spacious entrance hall sets the tone for the home, leading to a 22ft sitting room that is accentuated by a large bay window, inviting relaxation and entertaining. It flows effortlessly through a wide opening into the extended open-plan kitchen/dining room. The kitchen is equipped with high-quality fixtures and a range of integral Neff appliances, including a double oven, an induction hob and a dishwasher, creating a space that is as practical as it is elegant. A utility room creates additional storage space, suitable for your washing appliances.

The master bedroom has been enlarged and now features a luxurious en-suite wet room, while the second double bedroom and a main bathroom complete the accommodation. Modern comforts are thoughtfully integrated throughout, including an external oil-fired boiler with a replacement bunded storage tank, serving radiators, underfloor heating, and hot water systems.



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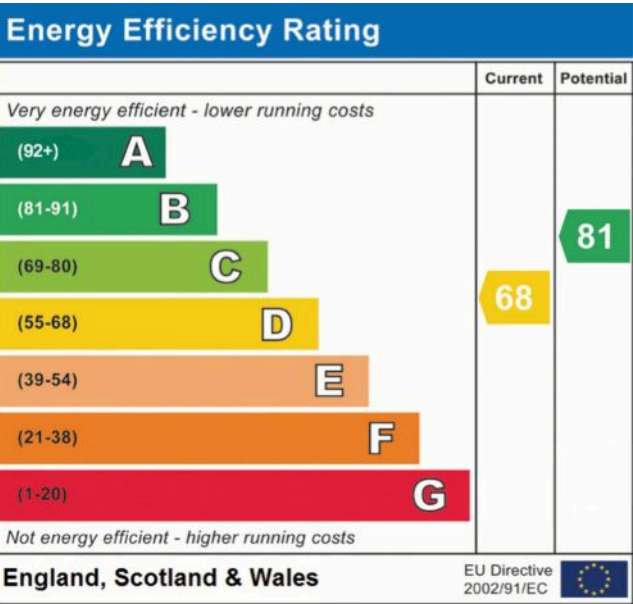
Stradbroke, Eye

Outside, a generous tarmac driveway provides parking for up to four vehicles, complemented by an attached single garage. The rear garden has been thoughtfully landscaped to create a private outdoor space, featuring a large Indian sandstone patio perfect for seating arrangements, a central lawn ideal for leisure or play, and a border of planted beds.

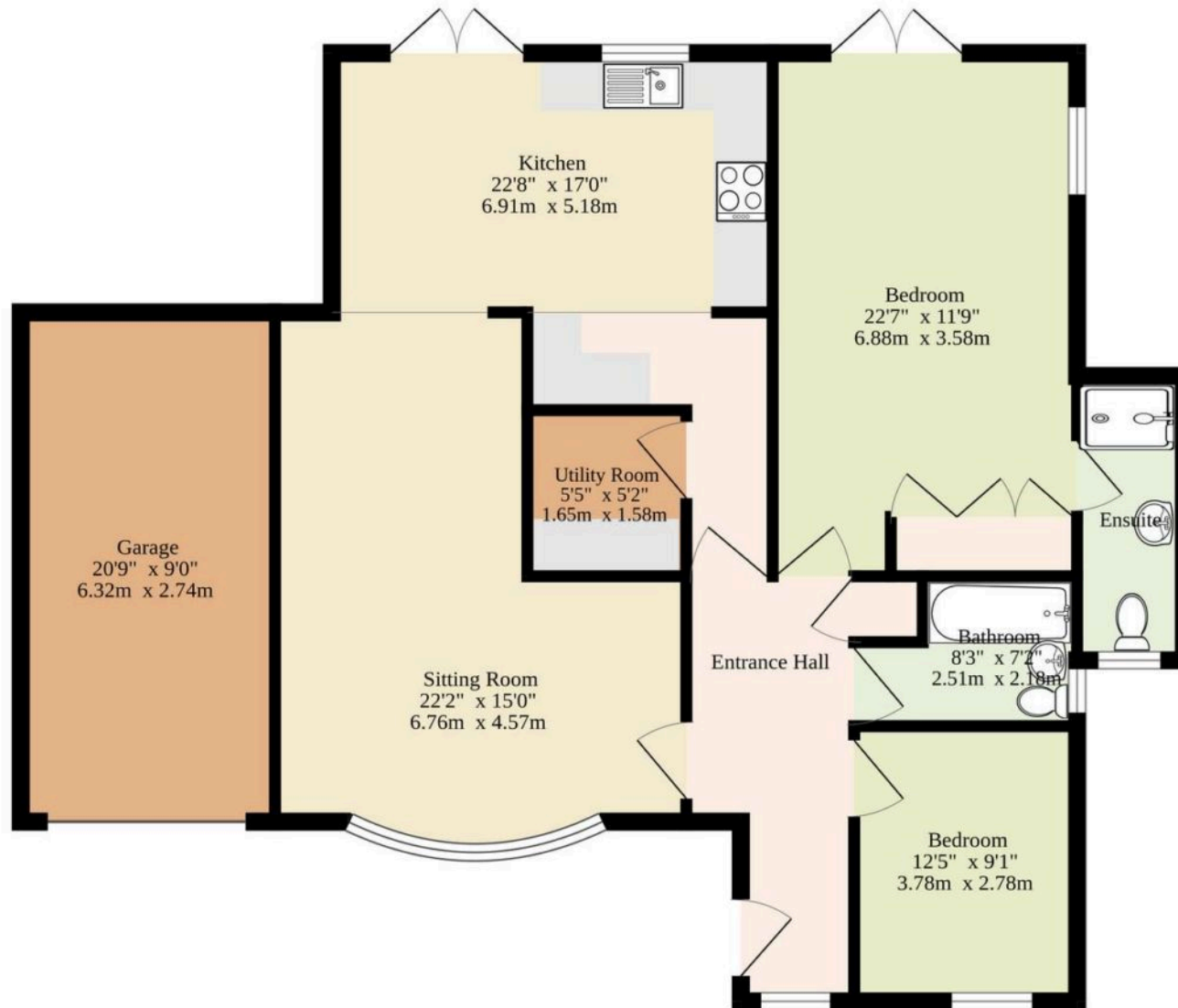
Agents note

Freehold

Boiler 3 years old



Ground Floor
1521 sq.ft. (141.3 sq.m.) approx.



Sqft Includes The Garage

TOTAL FLOOR AREA : 1521 sq.ft. (141.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Meet *Theo*
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