



25 Woodfields, Stradbroke

Eye



Minors & Brady

## 25 Woodfields

Stradbroke, Eye

A beautifully presented bungalow that combines comfort, light and a seamless connection to its landscaped gardens. Located within a desirable part of Stradbroke, this charming link-detached home offers a well-balanced layout ideal for everyday living. At its heart, a spacious sitting and dining room provides a welcoming and sociable space, flowing naturally into a well-equipped kitchen. Three versatile bedrooms are complemented by a stylish family bathroom, ensuring both flexibility and practicality. A delightful garden room adds an extra dimension, offering a peaceful spot to relax while overlooking the garden. Outside, the landscaped grounds, garage and private driveway complete a home that is as functional as it is inviting.

- Desirable village setting within Stradbroke
- Beautifully presented link-detached bungalow
- Three well-proportioned and versatile bedrooms
- Light-filled sitting and dining room
- Well-equipped kitchen with external access
- Additional garden room overlooking the rear garden
- Stylish four-piece family bathroom
- Landscaped garden with mature planting
- Single garage with private driveway parking
- Bright, well-maintained and ready to move into



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## Stradbroke, Eye

### The Location

Woodfields is a quiet residential area located in the heart of the Suffolk village of Stradbroke, surrounded by open fields and gently rolling countryside typical of Mid Suffolk. Daily life is centred around the village core, where you'll find a handful of independent shops including a bakery, a butcher, and a general village store that also serves as the post office. For larger supermarkets, residents typically drive to Eye, about five miles west, or Diss, roughly nine miles northwest, where there are stores such as Tesco, Aldi, and Morrisons.

Families have access to Stradbroke Church of England Primary School within the village for younger children, and secondary pupils usually attend Stradbroke High School. Public transport is limited but serviceable, with local bus routes connecting to nearby villages and towns, and the nearest railway station is at Diss, offering connections to Norwich and London, including direct services to London Liverpool Street in approximately 1 hour 20 minutes. Road connections are via the B1117 and B1118, making driving straightforward for commuting or accessing regional centres.

Life in Woodfields is shaped by its rural setting: the village has a close-knit community with two pubs, recreational facilities including playing fields and a small swimming pool, and a network of countryside footpaths for walking and cycling. Residents enjoy a quiet, self-contained lifestyle while remaining within easy reach of larger towns for shopping, leisure, and services.



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## Woodfields, Stradbroke

This beautifully presented link-detached bungalow is situated within a desirable and well-established part of the popular village of Stradbroke, offering a comfortable and thoughtfully arranged layout perfectly suited to modern living. Well maintained throughout, the property presents an inviting and homely feel, with bright interiors and a strong sense of flow between spaces.

Upon entering, a welcoming porch provides a practical introduction, complete with built-in storage, before leading through to a spacious and light-filled sitting and dining room. This generous living area forms the heart of the home, offering ample space for both relaxation and dining, with a pleasant front aspect and a natural connection through to the kitchen.

The kitchen itself is well-equipped, providing a range of fitted units and workspace, along with direct access outside, making it both functional and convenient for everyday use.

An inner hallway leads to the rest of the accommodation, where three well-proportioned bedrooms provide flexibility for family living, guests or home working. The third bedroom offers added versatility, currently linking through to a delightful garden room, a valuable additional space created by the current owner. Enjoying views over the rear garden and with access outside, this room works beautifully as a second sitting area, hobby room or peaceful retreat.



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The family bathroom is finished with a four-piece suite, including a bath and separate shower, ensuring practicality for day-to-day living.

Externally, the property continues to impress with its landscaped rear garden, carefully designed with a lawn and a variety of mature shrubs, creating a private and tranquil outdoor setting. The space offers an ideal environment for relaxing or enjoying time outdoors.

To the front, the property benefits from off-road parking and a single garage, completing a home that combines presentation, practicality and a highly sought-after village setting.

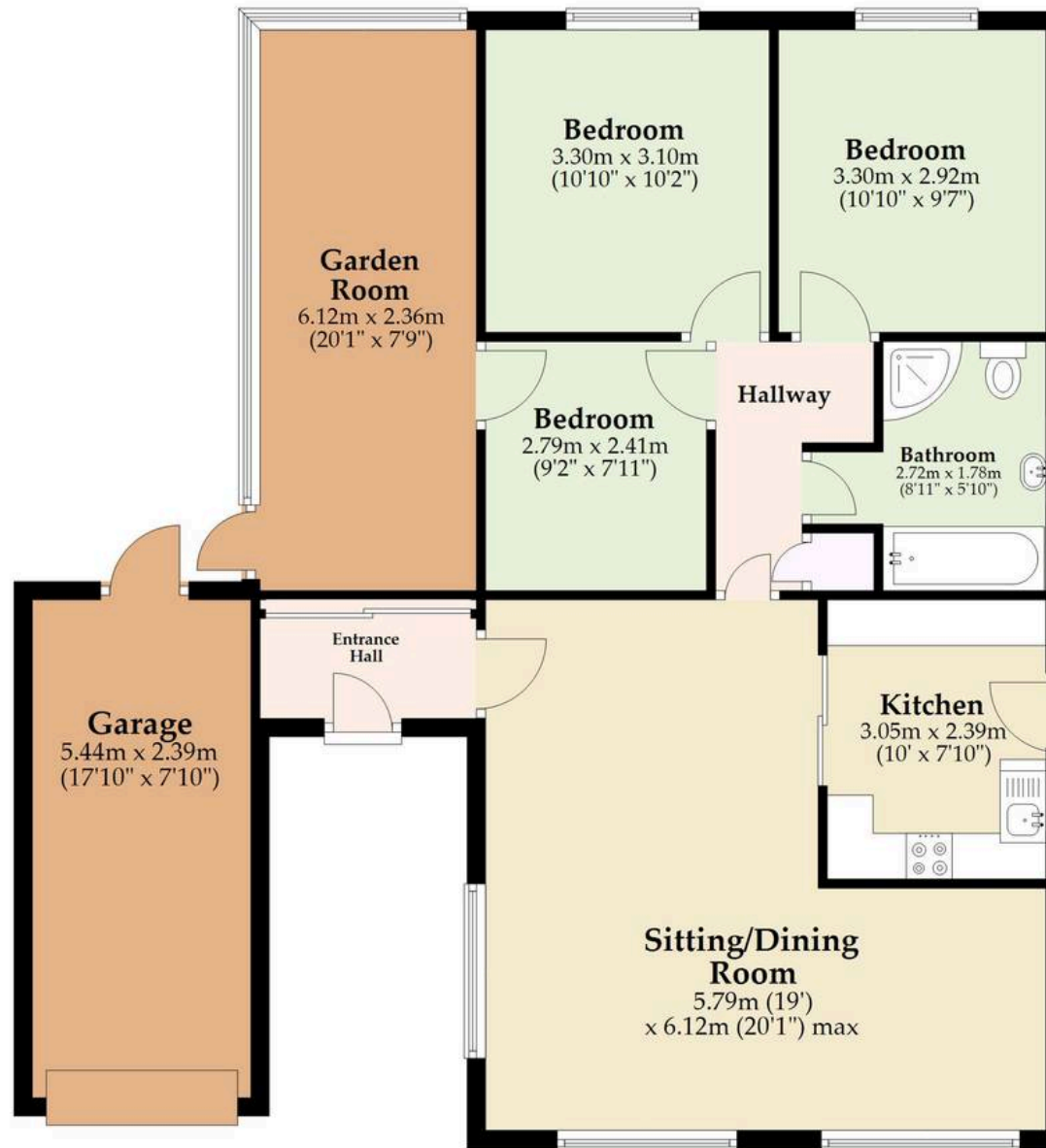
### Agents Note

This property will be sold freehold and connected to mains water, electricity and drainage.



## Ground Floor

Approx. 104.6 sq. metres (1125.9 sq. feet)



Total area: approx. 104.6 sq. metres (1125.9 sq. feet)

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.

Plan produced using PlanUp.

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Branch Manager




Meet *Theo*  
Property Consultant



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Aftersales Progressor

Minors & Brady  
*Your home, our market*

 [diss@minorsandbrady.co.uk](mailto:diss@minorsandbrady.co.uk)

 01379 771444

 46-47 Mere Street, Diss, IP22 4AG

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