



4 Farriers Close, Stradbroke

Eye



Minors & Brady

# 4 Farriers Close

## Stradbroke, Eye

South-facing garden, village convenience and well-balanced living space combine to create a home that's easy to enjoy from day one. This attractive semi-detached property offers comfortable accommodation throughout, including a spacious sitting and dining room, well-equipped kitchen and a bright conservatory overlooking the garden. Upstairs, two generous double bedrooms are served by a family bathroom, providing practical and versatile living arrangements. The rear garden enjoys a desirable sunny aspect and offers an inviting space for relaxing, gardening and outdoor entertaining. Further benefits include a garage, off-road parking, double glazing and central heating. Ideally positioned close to local amenities, schooling and village facilities, this is a wonderful opportunity to enjoy life in the heart of Stradbroke.

- Well-presented semi-detached home in a popular village location
- Spacious sitting and dining room, ideal for everyday living and entertaining
- Bright conservatory overlooking the south-facing rear garden
- Well-appointed kitchen with ample storage and workspace
- Two generous double bedrooms, including a principal bedroom with built-in storage
- Family bathroom complemented by a convenient ground floor cloakroom
- Desirable south-facing rear garden with lawn, patio and established planting
- Garage providing useful storage and additional practicality
- Off-road parking and side gated access to the rear garden
- Conveniently located close to local amenities, schools and village facilities





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## Stradbroke, Eye

### The Location

The area is surrounded by open fields and the gently rolling countryside that characterises much of Mid Suffolk, offering a peaceful village setting with a strong sense of community. Daily life is centred around the village core, where residents benefit from a selection of independent amenities including a bakery, butcher, village store and post office. For more extensive shopping, the nearby towns of Eye and Diss provide a range of supermarkets, retail outlets and essential services.

Families are well catered for, with both primary and secondary schooling available within the village, making the area particularly appealing for those looking to establish long-term roots. Public transport links connect the village with neighbouring towns and communities, while Diss railway station offers regular services to Norwich, Ipswich and London Liverpool Street, making the area accessible for commuters.

The village enjoys a range of leisure facilities including playing fields, recreational spaces and a swimming pool, alongside traditional pubs that contribute to the welcoming local atmosphere. A network of countryside footpaths and quiet lanes provides excellent opportunities for walking, cycling and exploring the surrounding rural landscape.

Combining everyday convenience with the tranquillity of village life, the area offers a relaxed yet well-connected lifestyle, with larger towns and additional amenities remaining within easy reach.



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Stradbroke, Eye

### Farriers Close, Stradbroke

Situated within a sought-after residential area of Stradbroke, this well-presented semi-detached home offers comfortable and practical accommodation, ideal for first-time buyers, downsizers or those seeking village living with everyday amenities close at hand. Benefiting from a south-facing garden, conservatory and garage, the property combines convenience and functionality in equal measure.

The accommodation is thoughtfully arranged across two floors and begins with a welcoming entrance hall leading to the principal living areas. The spacious sitting and dining room provides an excellent environment for both relaxation and entertaining, with plenty of room for a variety of furniture arrangements. Positioned to the rear of the property, this sociable space enjoys a pleasant outlook and flows seamlessly into the conservatory.

The conservatory provides an additional reception area that can be adapted to suit a range of needs, whether as a garden room, dining space, home office or simply somewhere to sit and enjoy the surroundings throughout the year. French doors open onto the rear garden, helping to create an excellent connection between the indoor and outdoor spaces.



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The kitchen is well arranged with a range of fitted units and work surfaces, offering practical everyday functionality and ample storage. Its layout has been designed to make the most of the available space while catering comfortably to modern living requirements.

A cloakroom completes the ground floor accommodation, adding further convenience for both residents and guests.

Upstairs, the property offers two generously proportioned bedrooms, both capable of accommodating double beds. The principal bedroom benefits from built-in storage, while the second bedroom enjoys views over the rear garden. These are served by a family bathroom fitted with a contemporary suite and shower over the bath.

Outside, the property continues to impress. To the front, a driveway provides off-road parking and leads to the garage, which offers useful storage space and additional practicality. The rear garden enjoys a desirable south-facing aspect and has been attractively arranged with lawned areas, established planting and seating spaces, creating an enjoyable setting for relaxing, gardening or entertaining during the warmer months.

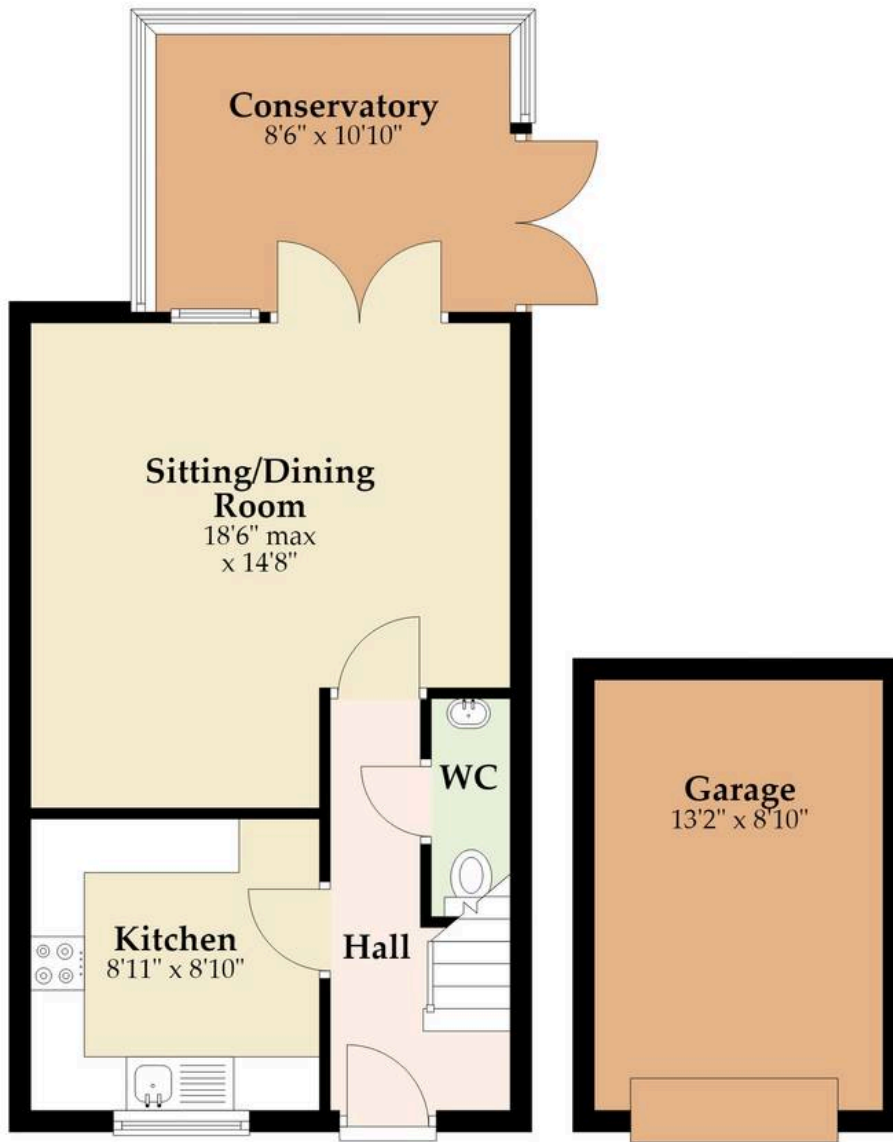
### Agents Note

This property will be sold freehold and connected to mains water, electricity, drainage and oil-fired heating.



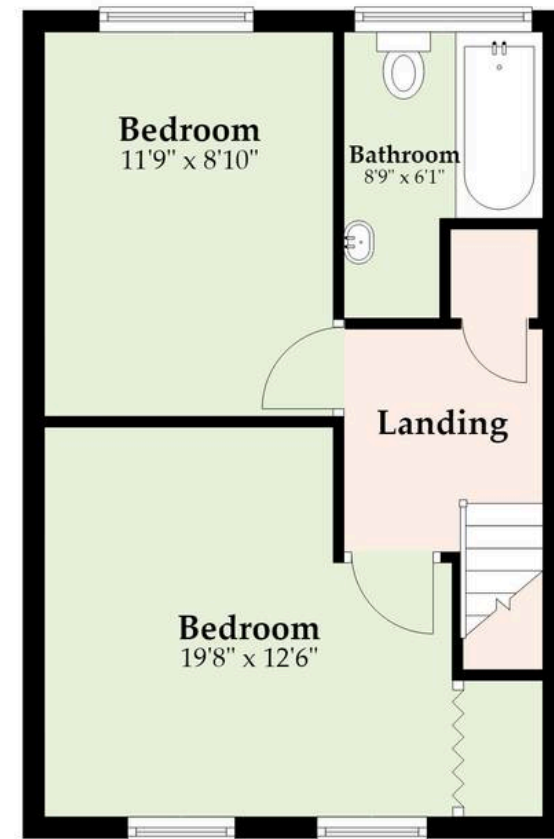
## Ground Floor

Approx. 575.7 sq. feet



## First Floor

Approx. 485.5 sq. feet



Total area: approx. 1061.2 sq. feet

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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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