



55 Westhall, Stradbroke

Minors & Brady



55 Westhall

Stradbroke, Eye

A fantastic opportunity to acquire a well-positioned home in one of Suffolk's most desirable village locations. Offering well-proportioned accommodation throughout, the property provides comfortable and versatile living space suited to a range of buyers. Bright and welcoming interiors are complemented by private outdoor space, creating an ideal setting for both everyday living and entertaining. The home enjoys a peaceful setting within the sought-after Westhall area, while remaining conveniently close to local amenities and schooling. With excellent access to the surrounding market towns, countryside and Heritage Coast, the location perfectly balances village charm with modern convenience.

- Well-presented three-bedroom terraced home
- Ideal first-time purchase or family home
- Spacious kitchen/breakfast room with pantry storage
- Comfortable living room filled with natural light
- Ground floor W.C. for added convenience
- Large versatile store room suitable for hobbies, storage or home working
- UPVC double glazing throughout
- Tandem off-road parking for multiple vehicles
- Generous and attractively landscaped rear garden
- Useful outbuildings providing excellent additional storage space





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The Location

The property is located within the popular Westhall area, 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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Westhall, Stradbroke

Set back from the road in a quiet and convenient location, this well-presented three-bedroom home offers spacious and practical accommodation, making it an ideal first-time purchase for buyers seeking comfortable living space, excellent storage and a generous garden. Benefitting from UPVC double glazing throughout, tandem off-road parking and useful outbuildings, the property combines everyday convenience with plenty of potential for family life and entertaining.

The accommodation begins with an enclosed porch leading into a welcoming entrance hall, providing access to the principal ground floor rooms. Positioned to the front of the property, the cosy living room offers a comfortable retreat, with good natural light creating an inviting atmosphere for relaxing at the end of the day.

To the rear, the spacious kitchen/breakfast room serves as the heart of the home. Fitted with a range of wooden-style wall and base units, the kitchen provides ample worktop space together with room for a variety of appliances and a breakfast table. Well suited to both everyday living and hosting guests, the room enjoys views over the garden and benefits from access to a useful pantry, offering excellent additional storage. A separate ground floor W.C. further enhances practicality.

An impressive feature of the property is the substantial ground floor store room, providing versatile space that could be utilised for storage, hobbies, a workshop or home working requirements, depending on individual needs.



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The first floor landing gives access to three bedrooms and the family bathroom. The principal bedroom is a generous double room, whilst the second bedroom also offers comfortable proportions. The third bedroom provides flexibility as a child's room, guest bedroom or home office. Completing the accommodation is the family bathroom fitted with a bath, wash basin and W.C.

Outside, the property continues to impress with tandem off-road parking to the front and side, ensuring convenient parking for multiple vehicles. The rear garden is a particular highlight, being generously sized and thoughtfully landscaped to create an attractive outdoor environment. Offering plenty of space for children to play, gardening enthusiasts to enjoy or for outdoor entertaining, the garden provides a wonderful extension of the living accommodation. A selection of useful outbuildings further enhances the property's appeal, providing valuable storage space for tools, bicycles and garden equipment.

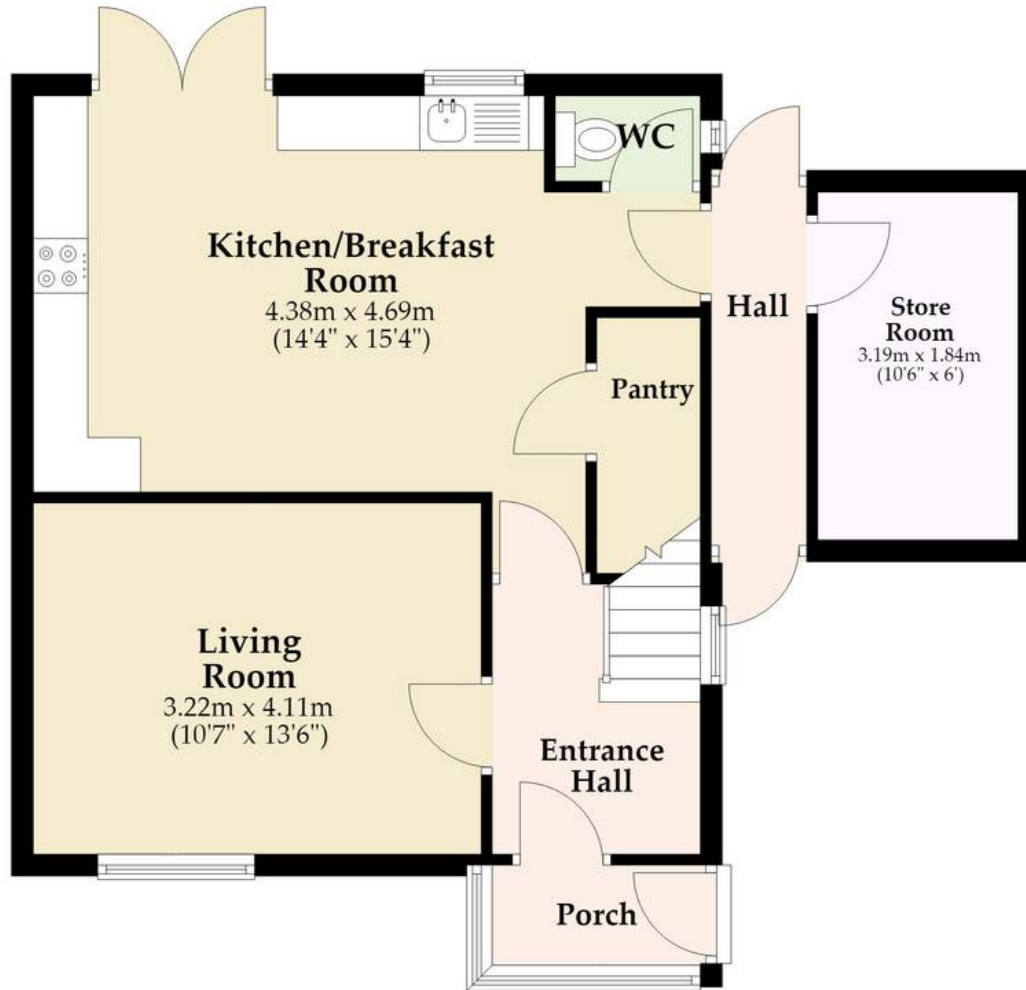
Agent's Note

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



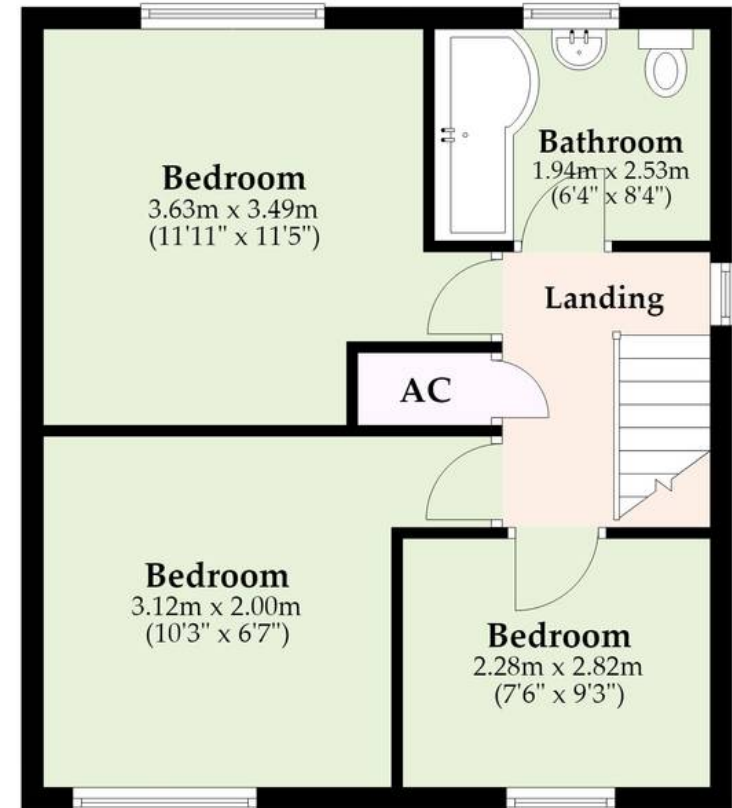
Ground Floor

Approx. 54.1 sq. metres (582.6 sq. feet)



First Floor

Approx. 42.3 sq. metres (455.1 sq. feet)



Total area: approx. 96.4 sq. metres (1037.7 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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