



1 Smith Way, Stradbroke

Minors & Brady



1 Smith Way

Stradbroke, Eye

Contemporary living, landscaped gardens, exceptional privacy and a well-connected village setting define this beautifully presented detached home. Occupying a desirable position within an exclusive modern development, the property offers immaculate accommodation flooded with natural light and thoughtfully designed for modern family living. The spacious kitchen and dining area forms the social heart of the home, while the elegant living room opens effortlessly onto the private rear garden, creating an ideal environment for entertaining and everyday enjoyment. Outside, expertly maintained gardens, a charming log cabin summer house, generous parking and a substantial garage further enhance the appeal of this move-in-ready home, all within easy reach of local amenities and larger regional centres.

Agents Notes

This property will be sold freehold.

Air source heat pump.

Connected to mains water, electricity and drainage.



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- Turn-key condition!
- Immaculately presented detached residence occupying a desirable position within an exclusive development
- Spacious kitchen and dining room appointed with integrated appliances and thoughtfully arranged for modern living and entertaining
- Sitting room flooded with natural light, featuring doors opening directly onto the landscaped rear garden
- Three generously proportioned double bedrooms, including a principal suite with fitted wardrobe and contemporary en-suite shower room
- Private rear gardens enjoying a high degree of seclusion, with the property unoverlooked to both the front and rear
- Beautifully landscaped outdoor space with mature planting, bespoke borders, greenhouse and a handcrafted log cabin summerhouse
- Driveway providing side-by-side parking, complemented by a substantial garage offering excellent storage and workshop potential
- Conveniently positioned within walking distance of village amenities, including shops, healthcare facilities, community and fitness centres
- Well placed for access to Diss, Norwich and Bury St Edmunds, offering an appealing lifestyle in a well-connected semi-rural setting



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Smith Way is situated within the popular Suffolk village of Stradbroke, offering a convenient residential setting with easy access to a range of local amenities. The village is highly regarded for its strong community atmosphere, excellent local facilities, and attractive countryside surroundings.

Residents benefit from a variety of everyday amenities, including a village shop, bakery, cafés, public houses, hairdressers, beauty salon, healthcare facilities, and a well-regarded leisure centre with a swimming pool. The village also offers a range of recreational amenities, including tennis courts, a bowls club, cricket field, and community facilities.

The surrounding area provides excellent opportunities for outdoor recreation, with attractive countryside walks, quiet rural lanes, and open green spaces ideal for walking and cycling throughout the year.

Stradbroke is conveniently positioned for access to the nearby market towns of Diss, Harleston, and Eye, which provide a wider range of shopping, leisure, educational, and healthcare facilities. Diss railway station is within easy reach and offers regular mainline services to Norwich, Ipswich, and London Liverpool Street.

Smith Way offers an attractive residential location for those seeking village living, with a wealth of local amenities, countryside surroundings, and excellent access to surrounding towns and transport connections.



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1 Smith Way

Stradbroke, Eye

Occupying a desirable position within a small and exclusive development, this immaculate three-bedroom detached residence offers contemporary living in a peaceful semi-rural setting. Built by Lovell Homes in 2023 and presented in exceptional condition throughout, the property enjoys a high degree of privacy, being unoverlooked to both the front and rear.

Upon entering, a welcoming entrance hall immediately sets the tone for the accommodation beyond. Bright and inviting, this space features useful built-in storage and provides access to the principal ground floor rooms, creating a practical and well-considered first impression.

The main reception room is a wonderfully light-filled living room, thoughtfully designed for both relaxation and entertaining. Windows to multiple aspects draw in natural light throughout the day, while double doors open directly onto the rear garden, creating a seamless connection between the indoor and outdoor spaces. This generous room offers excellent versatility and serves as the perfect setting for everyday family life or hosting guests.



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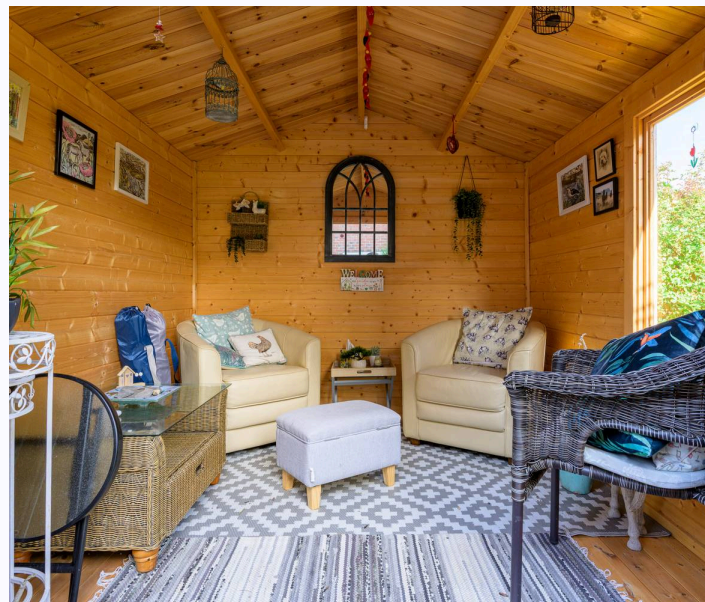
Stradbroke, Eye

Forming the heart of the home is the impressive kitchen and dining space. Beautifully appointed with a range of contemporary cabinetry, the kitchen offers both style and practicality. Integrated appliances include a fridge freezer, dishwasher, hob and double oven, while additional space is available for further appliances. Windows to three aspects ensure the room feels bright and spacious, and direct access to the garden further enhances its appeal. Whether preparing family meals, entertaining friends or simply enjoying everyday living, this thoughtfully planned space caters perfectly to modern lifestyles.

A conveniently positioned cloakroom completes the ground floor accommodation.

The first floor is equally impressive, with a central landing providing access to all bedrooms and the family bathroom. An airing cupboard, loft access and further practical storage add to the functionality of this level, while the loft itself is partly boarded and fully insulated.

The principal bedroom is a particularly attractive space, enjoying a pleasant front aspect and benefiting from built-in wardrobes which provide excellent storage. Complementing the room is a stylish en-suite shower room fitted with contemporary sanitaryware, creating a private and comfortable environment for the homeowners.



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Stradbroke, Eye

Two further double bedrooms provide flexible accommodation for family members, guests, or those seeking a dedicated home office. Both rooms are well-proportioned and beautifully presented, with the third bedroom enjoying an attractive outlook over the rear garden.

Serving these bedrooms is a well-appointed family bathroom, fitted with a modern suite comprising a bath with shower over, wash basin and WC. Attractive finishes and a heated towel rail complete this practical yet elegant space.

Outside, the rear garden is a particular highlight and has been carefully landscaped to create an attractive and private outdoor environment. Fully enclosed and designed to be dog safe, the garden offers peace of mind for pet owners and families with children. Bespoke flower beds and mature planting provide colour and interest throughout the seasons, while the property's position ensures an excellent degree of privacy with no overlooking from neighbouring homes.

The garden also features a charming log cabin summer house, offering a versatile space that could be enjoyed as a garden room, hobby area, home office or place to relax and unwind. A greenhouse further enhances the outdoor space for keen gardeners, while gated side access provides convenient access to the front of the property.

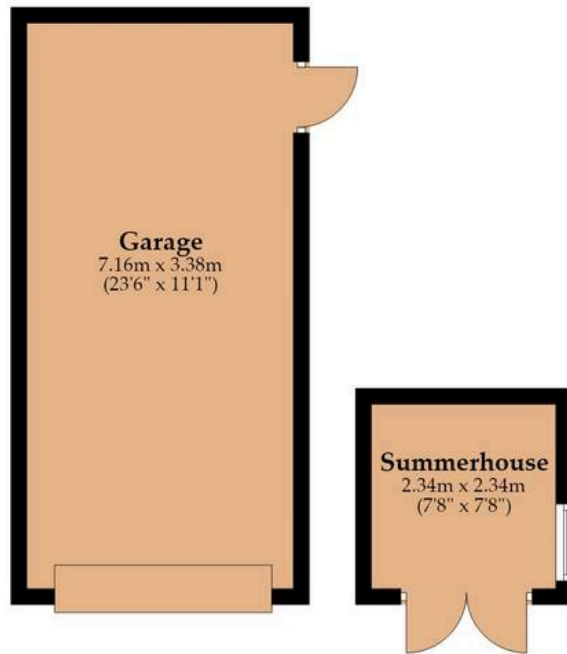
To the side of the home, the driveway comfortably accommodates two vehicles parked side by side and leads to the impressive 1.5-length garage. Providing excellent storage capacity beyond that of a standard garage, the space benefits from power, a pitched roof and concrete flooring, making it ideal for those requiring additional storage, workshop space or secure parking.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

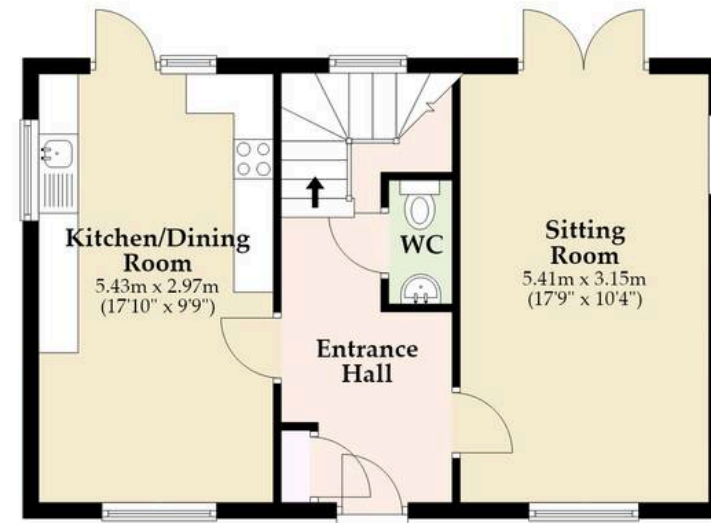
Outbuildings

Approx. 29.7 sq. metres (319.2 sq. feet)



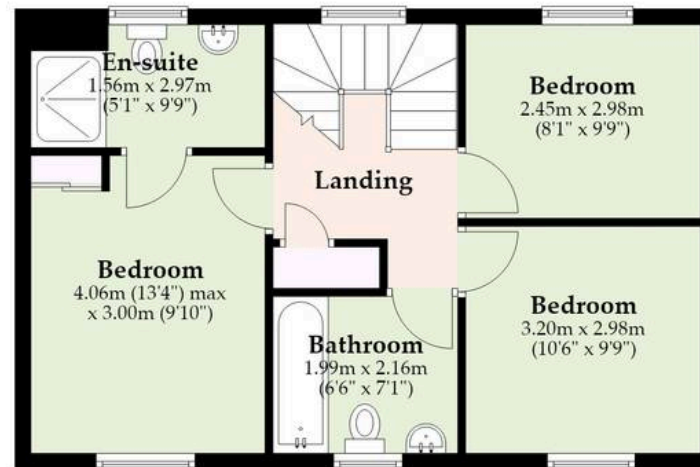
Ground Floor

Approx. 46.0 sq. metres (495.3 sq. feet)



First Floor

Approx. 46.7 sq. metres (502.4 sq. feet)



Total area: approx. 122.3 sq. metres (1316.8 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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