



25 Ash Plough, Stradbroke

Minors & Brady



25 Ash Plough

This turn-key spacious semi-detached family home offers generous and versatile accommodation arranged over three floors. With four double bedrooms, three bathrooms and a large open-plan sitting and dining room, the property provides a well-balanced layout with plenty of space for modern family life. The rear garden backs directly onto open fields, giving the property a pleasant rural aspect, while the covered carport, workshop and additional storage provide useful practical features.

Located within a popular village setting, this is a home that combines generous accommodation with a peaceful outlook and easy access to local amenities and schools.



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- Guide price: £300,000 - £325,000
- Spacious semi detached family home offering impressive accommodation arranged over three floors, providing excellent flexibility for modern family living
- Large open plan sitting and dining room overlooking the rear garden, creating a sociable space for relaxing, family time and entertaining
- Well fitted kitchen with a good range of wall and base units, wooden worktops and a comprehensive selection of integrated appliances
- Four double bedrooms arranged across the first and second floors, providing comfortable accommodation for families, guests or home working
- Principal bedroom with built in wardrobe and its own ensuite shower room, providing a private and well appointed bedroom suite
- Family bathroom serving the first floor bedrooms, complemented by a useful ground floor WC for added everyday convenience
- Private enclosed rear garden backing directly onto open fields, with lawn, paved and shingled patio areas and a pleasant rural outlook
- Covered car port with access to a separate shed and workshop, benefiting from power and lighting and providing useful storage and practical additional space
- Quiet cul de sac position within the popular village of Stradbroke, offering access to local schools, amenities and everyday facilities while enjoying an attractive semi rural setting





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Location

Situated within the well-established village of Stradbroke, Ash Plough enjoys a convenient setting with the village centre and a good range of local amenities within easy reach. Stradbroke offers independent shops, cafés, a public house, a primary school and Stradbroke High School, while the Stradbroke Swim and Fitness Centre and local playing fields provide opportunities for leisure and recreation. The nearby town of Eye offers further everyday amenities, while road links provide access to Diss, Ipswich and Norwich.

The surrounding area is characterised by attractive Suffolk countryside, with numerous quiet lanes and rural routes providing opportunities for walking and cycling. Stradbroke itself has a strong village community and a range of local facilities, making it possible to enjoy a quieter countryside setting while remaining within convenient reach of larger towns and wider transport connections.

Ash Plough

Set within a quiet cul de sac in the popular village of Stradbroke, the property is approached via a covered car port which provides convenient parking and leads through to the separate shed and workshop.



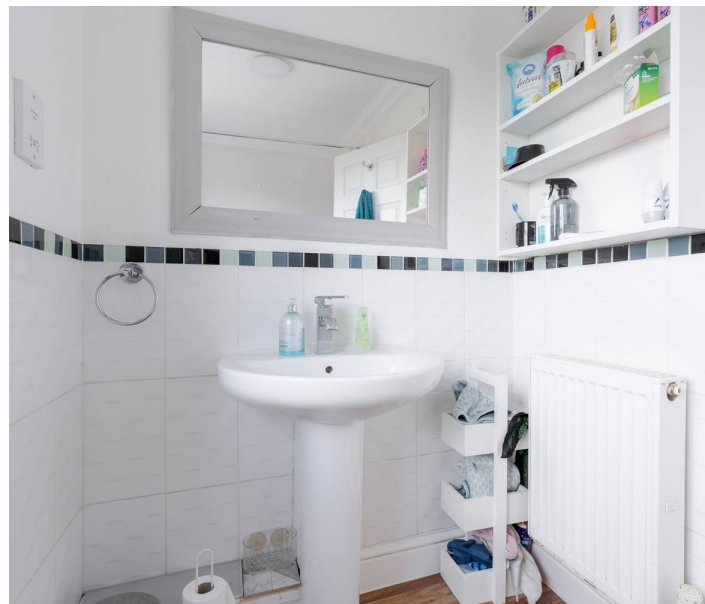


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The main entrance opens into a welcoming hallway, with attractive tiled flooring, stairs rising to the first floor and useful understairs storage. A ground floor WC is also conveniently positioned off the hallway.

The kitchen is located towards the front of the property and is fitted with a good range of wall and base level units, complemented by wooden worktops and tiled flooring. There is a double electric oven and grill with hob and extractor over, together with an integrated microwave and space for a fridge freezer and dishwasher.

To the rear, the large open plan sitting and dining room forms the main living space of the home. Overlooking the garden, this generous room provides plenty of space for both comfortable seating and dining, creating a sociable area that works well for family life and entertaining. Built in storage provides additional practicality, while a door gives direct access to the rear garden and creates a natural connection with the outside space.



The first floor provides three double bedrooms alongside the family bathroom. The bedrooms are all well proportioned, offering plenty of flexibility for family members, guests or those requiring space to work from home.



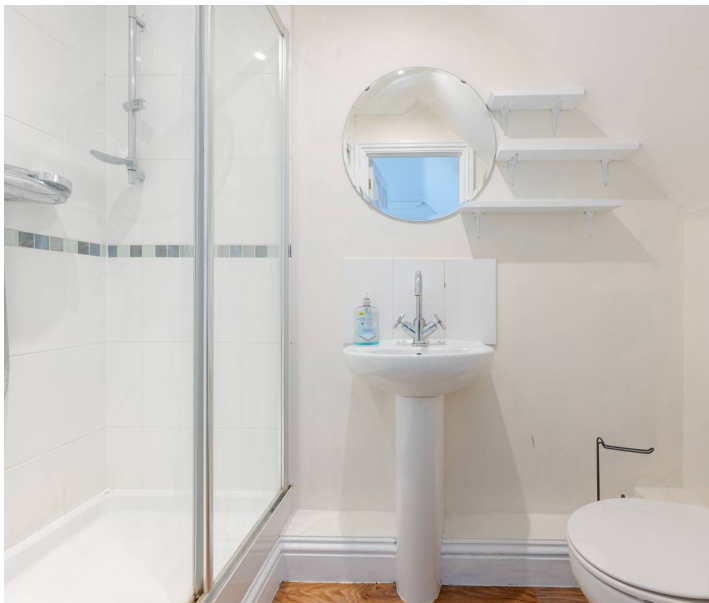
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One bedroom benefits from a dual aspect overlooking both the front and rear of the property, while a further double bedroom overlooks the garden and includes built in storage. The principal bedroom is positioned to the front and benefits from a double built in wardrobe and its own ensuite shower room. The family bathroom is fitted with a bath and shower over, WC and wash hand basin.

A further staircase leads to the second floor, where an additional double bedroom provides a particularly useful private space away from the main family bedrooms. This room benefits from built in storage and eaves storage, together with its own ensuite shower room, making it well suited to a principal bedroom, or guest suite.

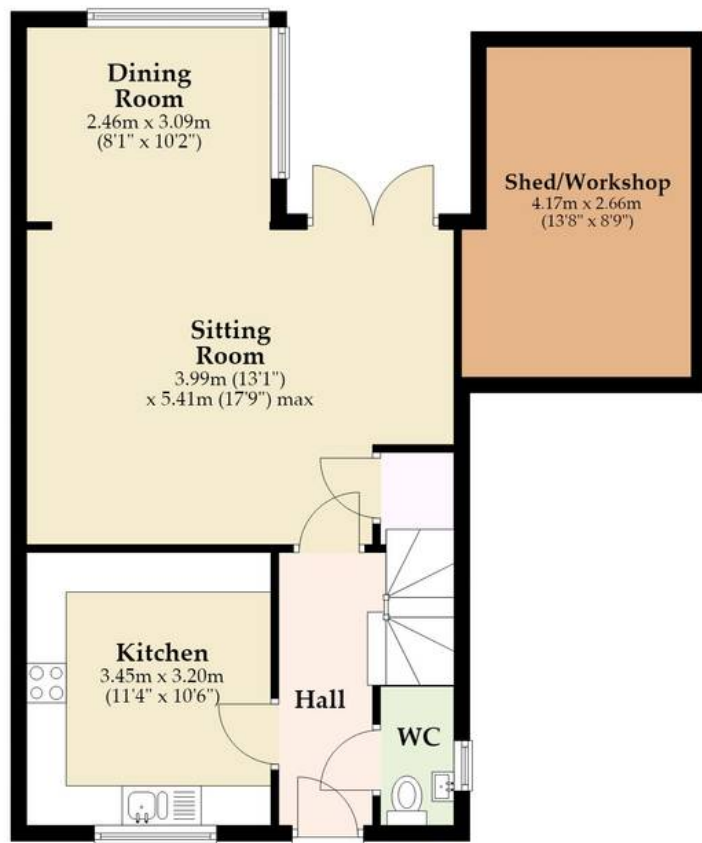
Outside, the enclosed rear garden is a particularly attractive feature, backing directly onto open fields and providing a pleasant rural outlook. The garden is mainly laid to lawn, with paved and shingled patio areas providing space for outdoor seating and entertaining. Timber fencing encloses the garden, while the oil tank is discreetly screened from view.

The covered car port provides useful off road parking and leads through to the separate shed and workshop. The workshop benefits from power and lighting and provides valuable additional space for storage, hobbies or practical use, with a further door connecting directly to the car port.



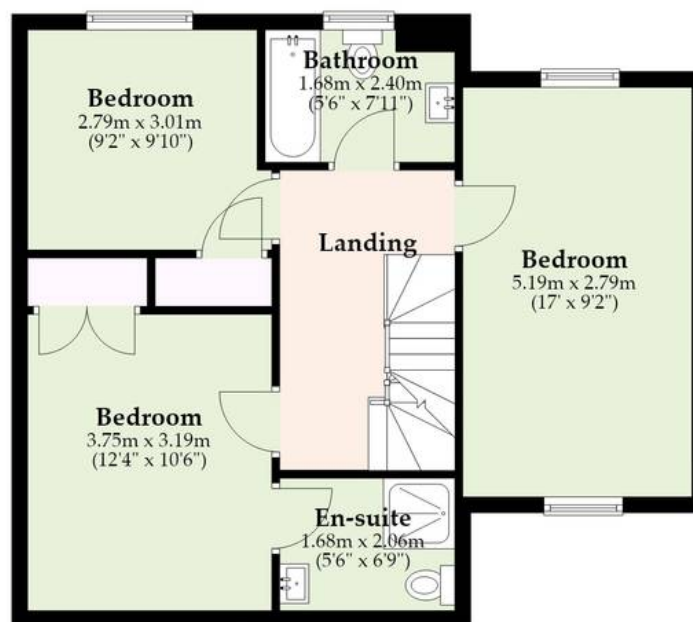
Ground Floor

Approx. 60.7 sq. metres (653.0 sq. feet)



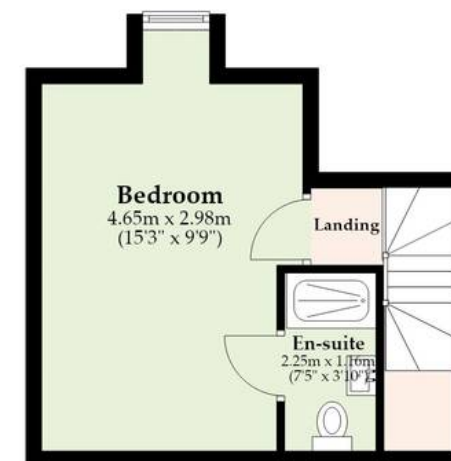
First Floor

Approx. 54.5 sq. metres (586.8 sq. feet)



Second Floor

Approx. 22.3 sq. metres (239.8 sq. feet)



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Total area: approx. 137.5 sq. metres (1479.6 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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