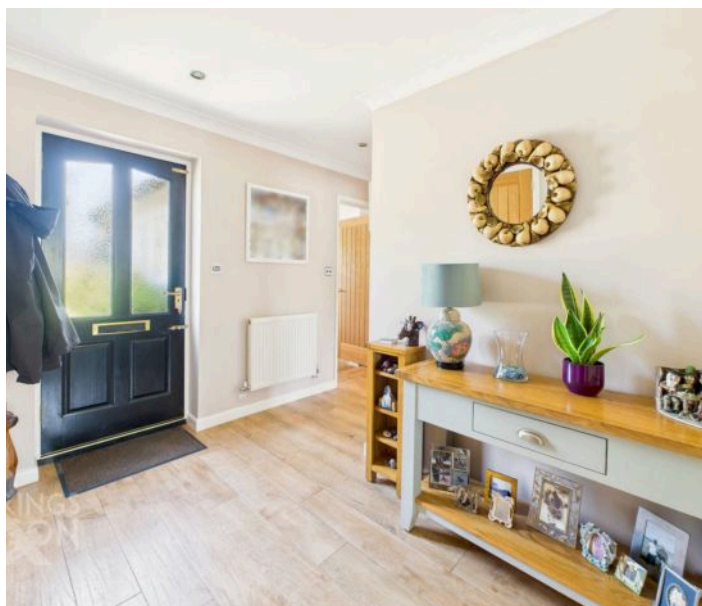




Cratfield Road, Fressingfield - IP21 5QD





## Cratfield Road

Fressingfield, Eye

Built in 2004, this stunning DETACHED BUNGALOW boasts a seamless blend of sophistication and comfort set within a private and secluded position. Prepare to be captivated by this FULLY RENOVATED home which exudes charm and elegance at every turn. Spread over almost 1100 SQFT (stms), the property offers a flawless living experience with Karndean flooring running throughout. Step inside to find an impressive KITCHEN/DINNING ROOM recently installed that is perfect for culinary creations and entertaining guests. The accommodation comprises THREE DOUBLE BEDROOMS, providing ample space for relaxation and rest, along with two sleek shower rooms for added convenience as well as a separate guest W/C. The inviting sitting room, complete with a WOODBURNER, offers a cosy ambience, perfect for unwinding after a long day. The property is completed with a FULLY LANDSCAPED rear garden, providing a serene outdoor oasis for peaceful moments. Furthermore, the property features DRIVEWAY PARKING for multiple vehicles and a DETACHED GARAGE ensuring both practicality and style.



Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Detached Bungalow
- Fully Renovated & Beautifully Presented Throughout
- Almost 1100 SQFT Internally (stms)
- Impressive Kitchen/Diner
- Three Double Bedrooms & Two Bathrooms
- Sitting Room With Woodburner
- Fully Landscaped Rear Garden
- Driveway Parking & Detached Garage
- Tucked Away Position Within Sought After Village

The property is located in the desirable village of Fressingfield, close to the town of Harleston. The village has two pubs/restaurants; the highly acclaimed Fox and Goose, a fine restaurant and country pub and the Swan, a traditional pub and restaurant. Fressingfield also has an excellent Village Shop and fine Church of St Peter and St Paul. The Village benefits from a primary school and medical centre. Fressingfield is situated 12 miles east of Diss which offers high speed rail services to London and is just a 40 minute drive from the popular coast at Southwold. Fressingfield is also ideally situated for access to the market towns of Bungay, Harleston and Halesworth which are all only a short drive away.



## SETTING THE SCENE

Approached via Cratfield Road, there is a private no through road leading to the bungalow at the end occupying an elevated position. The position means the bungalow is very private offering a good degree of privacy. To the front you will find a block paved driveway providing ample parking for multiple vehicles off road leading to the detached single garage. The garage offers power and light. Also to the front there is mature planting and shrubs as well as a paved pathway to the main front door. Both sides of the bungalow offer access to the rear garden.

## THE GRAND TOUR

Entering via the main entrance door to the front you will find a welcoming entrance hallway with Karndean flooring running throughout the majority of the floorspace with the hall providing access to all further rooms. The first room to the right is the separate w/c with two double bedrooms beyond. One of the bedrooms overlooks the frontage with the other found to the rear with the benefit of an en-suite shower room with wet room style walk in shower, w/c and hand wash basin. The family bathroom is the next room which has been upgraded in 2023 now offering a walk in double rainfall shower, modern tiling, hand wash basin and w/c. Following the hallway around the corner you will find the final double bedroom overlooking the garden. To the front there is the impressive triple aspect kitchen/dining room which has been recently renovated to a high spec featuring a range of base level units with squared edge worktops over, tall larder units, pull out pantry cupboard and integrated appliances to include dishwasher and washing machine as well as space for a American double fridge/freezer and large double range style oven with extractor fan over. There is a door to the side and rear garden as well as plenty of space for a dining table. The final room completing the accommodation is the sitting room benefitting from a fireplace with tiled hearth housing a cosy woodburner. There are sliding doors leading out to the rear garden from the sitting room.

## FIND US

Postcode : IP21 5QD

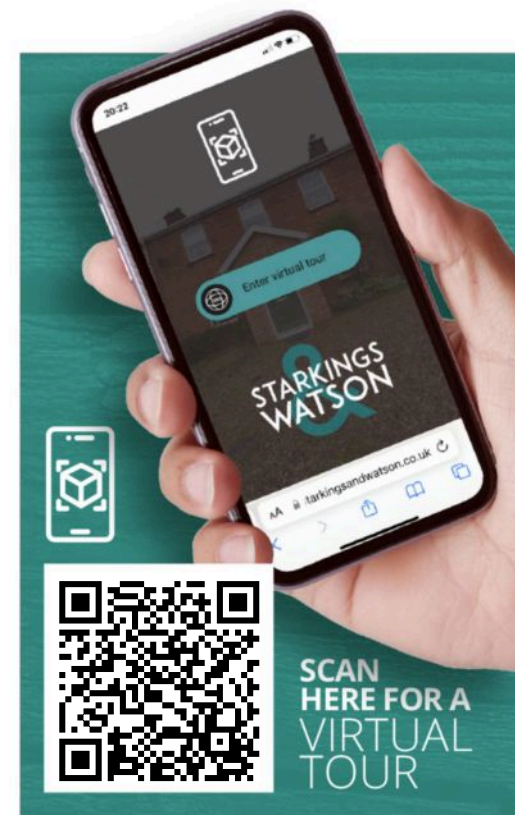
What3Words : ///flag.skim.examples

## VIRTUAL TOUR

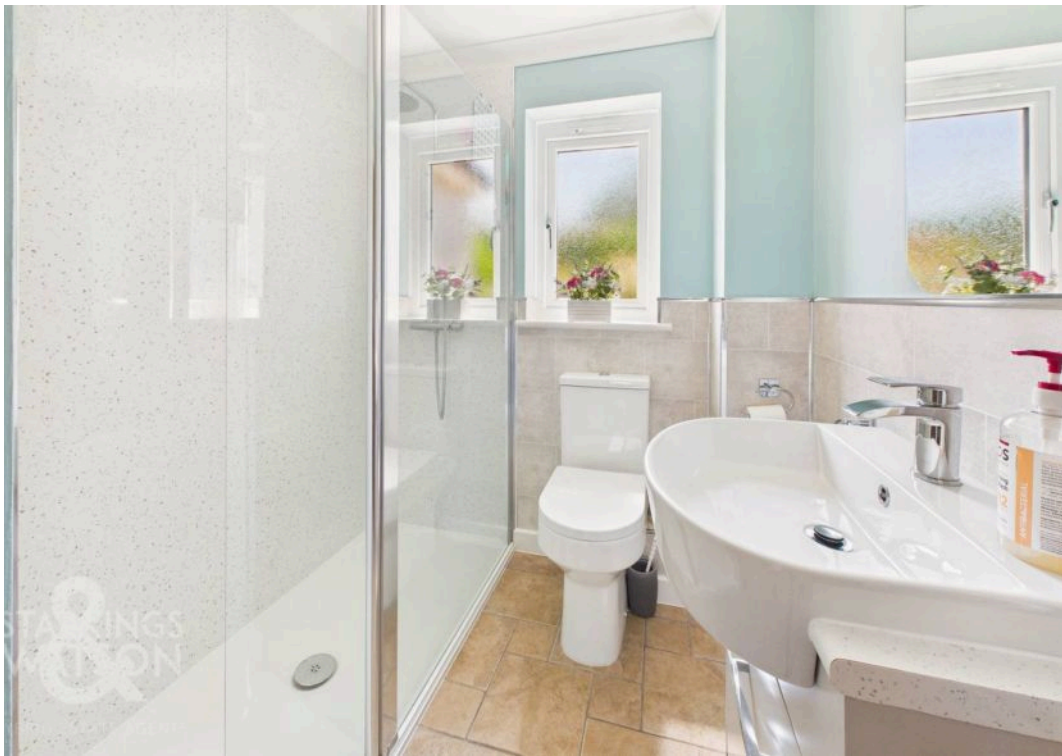
View our virtual tour for a full 360 degree of the interior of the property.

## AGENTS NOTES

All mains service service are connected other than gas with central heating provided via oil. The initial approach is a private road with a legal right of access.







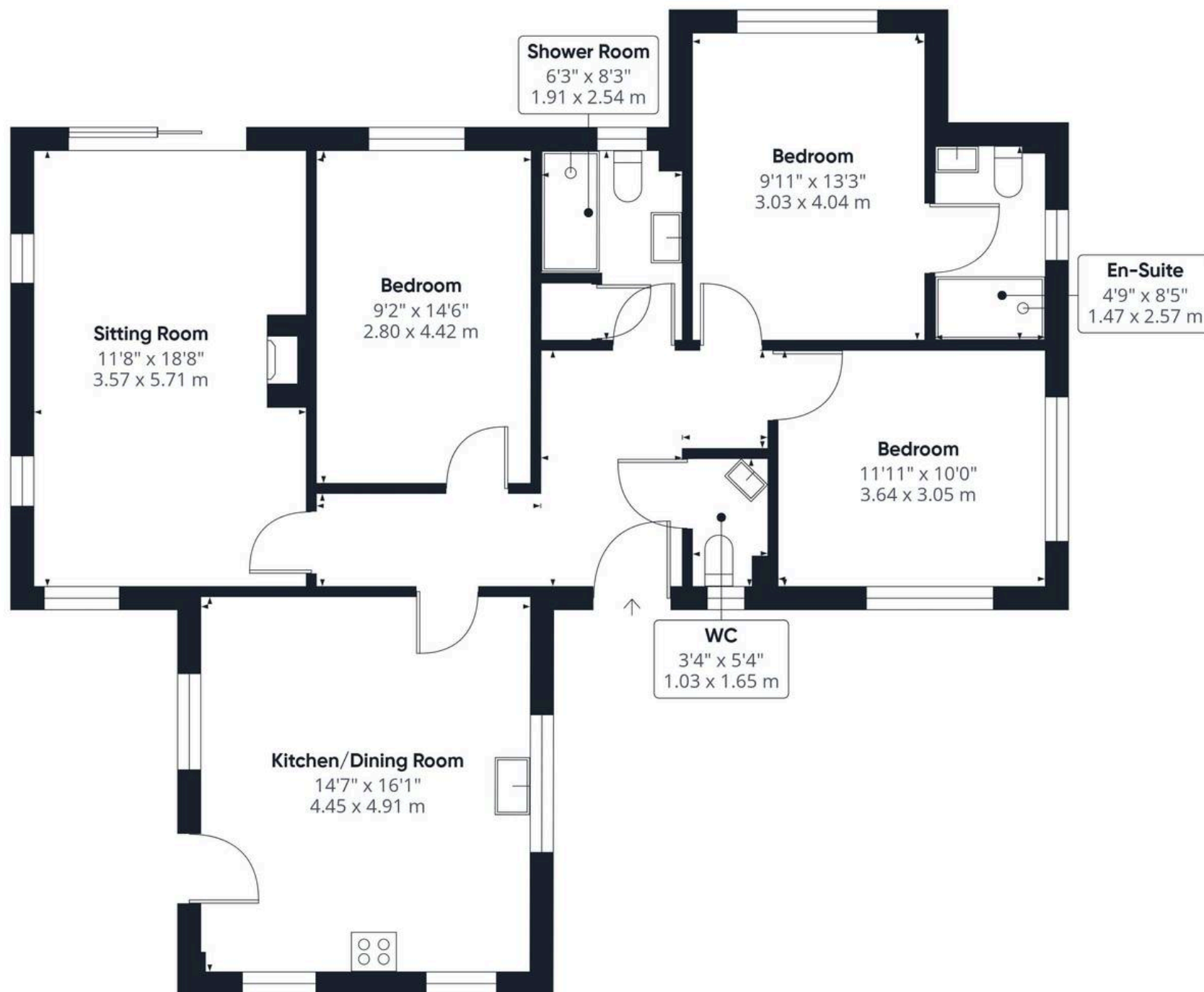




## THE GREAT OUTDOORS

The private rear garden offers a south facing aspect and is split onto two tiers, the patio area is accessible directly from the lounge providing an ideal space for table and chairs whilst the lawn is reached by four steps found on the left hand side. The garden is enclosed by panel fences and mature hedging with well stocked planting borders containing an array of mature planting, trees and shrubs. You will also find a detached timber summer house with veranda also.





**Approximate total area<sup>(1)</sup>**

1059 ft<sup>2</sup>

98.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.