



Cratfield Road, Fressingfield - IP21 5QD



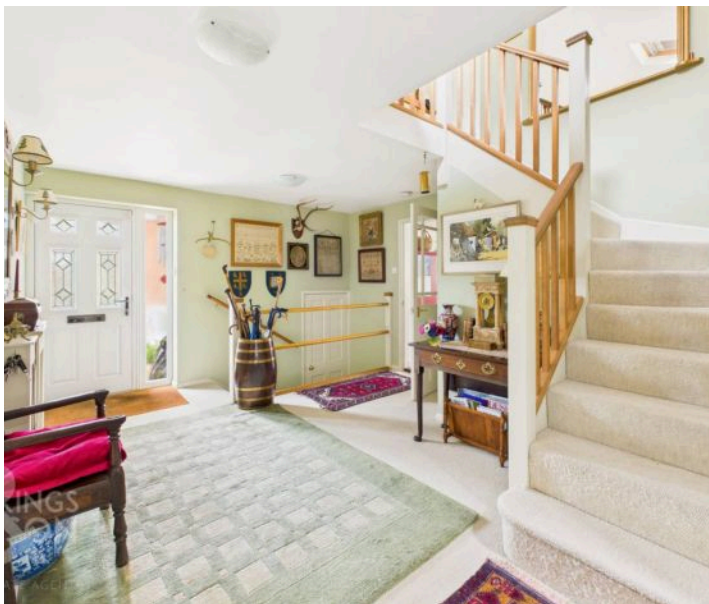


## Cratfield Road

Fressingfield, Eye

This impressive attached family home boasts a **UNIQUE** and **HIGHLY FLEXIBLE** property over three levels allowing buyers the potential to utilise accommodation to suit their needs. Spanning approximately 2225 sqft (STMS), the property features accommodation to include; **FOUR DOUBLE BEDROOMS** over two levels with **THREE WELL FITTED BATHROOMS**, two of which are ensuite and a **DRESSING ROOM** to the master. The heart of the home is the wonderful **OPEN PLAN**

**KITCHEN/DINING/FAMILY ROOM** which opens perfectly onto the gardens. There is a tasteful sitting room with **FIREPLACE** as well as a separate home office. Externally, you will find wonderful **LANDSCAPED GARDENS** offering a good degree of privacy with the addition of an outdoor covered veranda, perfect for outdoor entertaining, while the property also benefits from ample parking to the front, a large **INTEGRAL GARAGE** with storage and utility space. This home offers a harmonious blend of versatility, style, and functionality for modern living and is located centrally within the **SOUGHT AFTER VILLAGE** of **FRESSINGFIELD** with a range of local amenities.





Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Impressive Attached Family Home
- Unique & Highly Flexible Layout Over Three Levels
- Accommodation Extending To 2225 SQFT Approx (stms)
- Four Impressive Bedrooms & Three Bathrooms
- Open Plan Kitchen/Family Room Opening Onto Garden
- Tasteful Sitting Room & Separate Office
- Landscaped Gardens With Outdoor Covered Veranda
- Plenty Of Parking, Large Integral Garage & Utility Space

Fressingfield is a traditional rural village with excellent local facilities including The Swan Public House, the Fox & Goose, a village shop, primary school, nursery, doctors' surgery and a sports club with football, tennis and bowls facilities. A wider range of shopping facilities are available in Harleston, approximately four miles away and Diss, which also boasts a mainline train station to London Liverpool Street via Ipswich with the journey taking approximately 90 minutes.



## SETTING THE SCENE

Approached via Cratfield Road there is a hard standing driveway to the front providing ample off road parking which in turn leads to the large garage with electric door to front. The frontage provides a mature and well kept private garden space utilised by the current vendors as part of the main gardens with raised planting beds and further shrub planting along with fruit trees. There is a useful brick store to the front and steps leading up to the secluded and private front courtyard providing access to the main house.

## THE GRAND TOUR

Entering via the main entrance door to the front there is a welcoming hallway with stairs ahead to the first floor as well as stairs down to the lower reception level. The hallway offers fitted storage as well as a bathroom with shower and w/c suitable for guests. To the right of the hallway is a comfortable double bedroom with fitted storage. Adjacent there is an ensuite double bedroom with fitted storage as well as an ensuite bathroom. Completing this central level is the impressive open plan kitchen/dining/family room flooded with natural light and a lovely aspect onto the side and rear gardens. The kitchen provides a modern shaker style range of wall and base level units with solid quartz worktops over. There is a large central island unit with sink as well as integrated appliances to include double eye level oven and grill, induction hob, dishwasher and plumbing for fridge/freezer as well as a further sink. The rest of the room offers space for dining and sitting with double doors onto the covered veranda with electric awning as well as a further door onto the side garden. There is a door with steps down into the integral garage and utility space with plumbing for washing machine and further white goods.

Heading down to the lower level from the hallway there is an 'L' shaped sitting room providing a wonderful feature fireplace with woodburner and access to the study room, both with a front facing aspect.

Heading up to the first floor landing there is a useful space suitable for another study as well as ample built in storage within the eaves. To the left there is a comfortable double bedroom and to the right you will find the master suite with walk through dressing room with storage built in, a large double bedroom with a dual aspect and an ensuite shower room.

## FIND US

Postcode : IP21 5QD

What3Words : ///tungsten.vibrating.bleaching

## VIRTUAL TOUR

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

## AGENTS NOTES

Buyers are advised heating is provided by oil, mains electricity, water and drainage are also connected.











## THE GREAT OUTDOORS

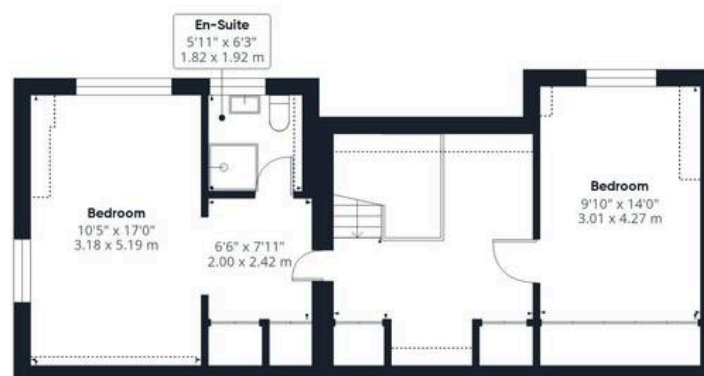
The rear garden is beautifully presented and fully landscaped with well-stocked, mature planting borders sweeping around the edge of the lawns. You will find a Rhino greenhouse and timber shed in addition to the lawns. A real feature to the garden is the covered decked veranda with electric awning leading off the sitting room/kitchen providing the ideal space for alfresco dining with a glass covered roof. There is also a large sheltered stone terrace to the side providing another ideal space for dining and entertaining, and has a side gate leading to the lane adjacent. From here is a covered area which has double doors linking the front garden with the rear garden. Off the terrace is the store containing the oil fired central heating boiler, hot water tank and water softener.







Ground Floor



Floor 1

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

2225 ft<sup>2</sup>

206.6 m<sup>2</sup>

**Balconies and terraces**

263 ft<sup>2</sup>

24.4 m<sup>2</sup>

**Reduced headroom**

35 ft<sup>2</sup>

3.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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.