



Crofters, 1 Angel Pightle, Fressingfield



A spacious four bedroom immaculately presented property in the sought-after village of Fressingfield. This unique home offers very generous split-level accommodation over 3 floors with a bright living/dining/kitchen, separate sitting room, study, principal bedroom with dressing room, three further bedrooms, three bathrooms and manicured gardens, garage and ample off road parking.

LOCATION Fressingfield is an attractive village which is close to the pretty market towns of Diss, Framlingham and Harleston. It has a range of amenities and services to offer, such as two shops, a medical centre, pub, restaurant, primary school, and three churches. Fressingfield has a very active community with a variety of clubs and activities available for all ages. A wider range of amenities and supermarkets can be found close by in Harleston (4 miles), Framlingham (11 miles) and Diss (13 miles). Diss train station is approximately a 20 minute car journey, with direct links to London and Norwich.



- **Spilt-level House**
- **Four Double Bedrooms**
- **Garage and Driveway**
- **Open-plan Kitchen/Dining/Living Room**
- **Manicured Gardens**
- **Outdoor Veranda**
- **Village Location**
- **Three Bathrooms**

INTERIOR: Stone steps lead from the front garden into a pretty and secluded courtyard with the front door ahead. The front door leads into a spacious reception hall with stairs rising to the 1st floor, and a smaller flight of stairs leading down to the study and sitting room. Located on the lower floor, the spacious sitting room has a high-level wide window to the side of the house and a large window to the front. A log burner set into a marble fire surround with granite hearth. Beside the sitting room is a study with windows to the side and front.

On the ground floor a glazed door leads into an impressive kitchen/dining/living room which is a more recent addition to the property. There is a fully fitted kitchen with modern shaker style units and a granite worktop with a central island. The kitchen benefits from two inset sinks, an integrated dishwasher, eye-level ovens, ceramic hob, extractor hood and space and plumbing for an American style fridge/freezer. Alongside the kitchen there is ample room for zoned dining and living areas with windows overlooking the patio and double doors leading out to the garden and the decked veranda. The veranda is a sheltered spot, ideal for admiring the well-stocked garden, and benefits from a glazed roof with an electric blind making it usable year round.

From the kitchen/living/dining room a door leads down a further small flight of stairs into the garage. The large garage (measuring 14'8 x 18') has double-height ceiling and mezzanine floor for extra storage. The garage has a utility area with fitted sink unit and space and plumbing for a washing machine plus ample storage.

From the entrance hall doors lead to the fourth bedroom located at the front of the house and the third bedroom which has a window overlooking the rear garden, fitted wardrobes and en-suite bathroom comprising bath, wc and sink set into a vanity unit. Off the hall there is a further fully tiled contemporary shower room with wc, sink, corner shower enclosure and heated towel rail. The entrance hall also benefits from a large storage cupboard and understairs cupboard.

Stairs lead to the upper floor which has a generous landing area with a Velux window, this space houses double eaves cupboards and is large enough that it is currently used as a further study space and reading nook. To one side is the second bedroom with a window overlooking the garden and a whole wall of fitted, heated airing cupboards into the eaves. To the other side is the principal bedroom with a window overlooking the side of the property and the rear garden. The dressing area has fitted wardrobes along one wall. The en-suite shower room comprises wc and basin set into a vanity unit with corner shower, additional shelving and a window to the rear.



EXTERIOR: To the front of the property is a generous driveway leading to the garage with up-and-over door. There is ample parking. The front garden has a wide lawned area, fruit tress, 3 raised vegetable beds and mature borders. There is a brick-built store to the right which provides useful storage, and central stone steps leading up to the courtyard and front door.

The rear garden is beautifully presented with well-stocked, mature borders sweeping around the edge of the lawn. In the far corner is a Rhino greenhouse and timber shed. In addition to the decked veranda, there is a large sheltered stone patio which is an ideal space for dining and entertaining and has a side gate leading to the lane adjacent to the property. Off this area is a covered store which has double doors linking the front garden with the rear garden. A door from the patio also opens into a separate brick-built store which houses the boiler and hot water tank.

TENURE - The property is freehold and vacant possession will be given upon completion.

LOCAL AUTHORITY - Mid Suffolk District Council

Tax Band: D **EPC:** D **Postcode:** IP21 5QP

SERVICES: Oil Fired central heating, mains drains, water and electricity. Fully Double Glazed.

FIXTURES AND FITTINGS: All Fixtures and Fittings including curtains are specifically excluded from the sale, but may be included subject to separate negotiation.

AGENTS NOTES: The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not. Please note if you wish to offer on any of our properties we will require verification of funds and information to enable a search to be carried out on all parties purchasing







Important Notices: 1. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form any part of any contract. 2. The plumbing, heating and electrical fittings as described have not been tested (unless stated) and no assurances can be given as to their condition or suitability. 3. The floor plans are for illustration purposes and not to scale.

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