



7 Sancroft Way, Fressingfield, Suffolk



Two bedroom semi-detached house in a quiet cul-de-sac location in the centre of the sought after village of Fressingfield. Garage and Driveway, Oil Fired Central Heating, Fully Fitted Kitchen, Two Double Bedrooms, Move Straight In.

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 (11miles) and Diss (13 miles). Diss train station is approximately a 20 minute car journey, with direct links to London and Norwich. The stunning Suffolk coastline is roughly 20 miles East of Fressingfield.



- **Semi-Detached House**
- **Sitting/Dining Room**
- **Quiet Village Location**
- **Garage**
- **Two Double Bedrooms**
- **Driveway**
- **Oil Fired Central Heating**
- **Modern Kitchen**
- **Enclosed Rear Garden**

INTERIOR The front door opens into a useful lobby area with window to the side, hard flooring and space for hat, coats and shoes. A further door leads into the open plan sitting/dining room which has a window overlooking the front and an open staircase leading to the 1st floor. To the rear of the house is the spacious fully fitted kitchen with contemporary shaker style units, grey metro tiling, oak worktops and wood effect laminate floor. There is a window overlooking the back garden and a partially glazed UPVC door leading out to the garden. The kitchen benefits from plenty of storage, integrated dishwasher, oven, extractor and a gas hob.

Stairs lead from the sitting room up to the 1st floor. To the rear of the house is the main bedroom with a window overlooking the rear garden. To the front is the second double bedroom with a window overlooking the front and a storage cupboard over the stairs. To the centre is the bathroom which has a classic feel with rainfall and handheld shower over the bath, basin, wc, heated towel rail and obscured window to the side.

EXTERIOR The front garden is laid to lawn. To the left of the house is the block paved driveway with space for 2 cars to be parked leading up to the garage. The garage has an up and over door with power and light and water connected. The garage currently has space and plumbing for a washing machine.

The rear garden is fully enclosed and has a brick paved patio close to the house. The rest of the garden is laid to lawn and tucked behind the garage is the oil tank with trellis screening.

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

LOCAL AUTHORITY - Mid Suffolk District Council

Tax Band: B

EPC: D

Postcode: IP21 5QN

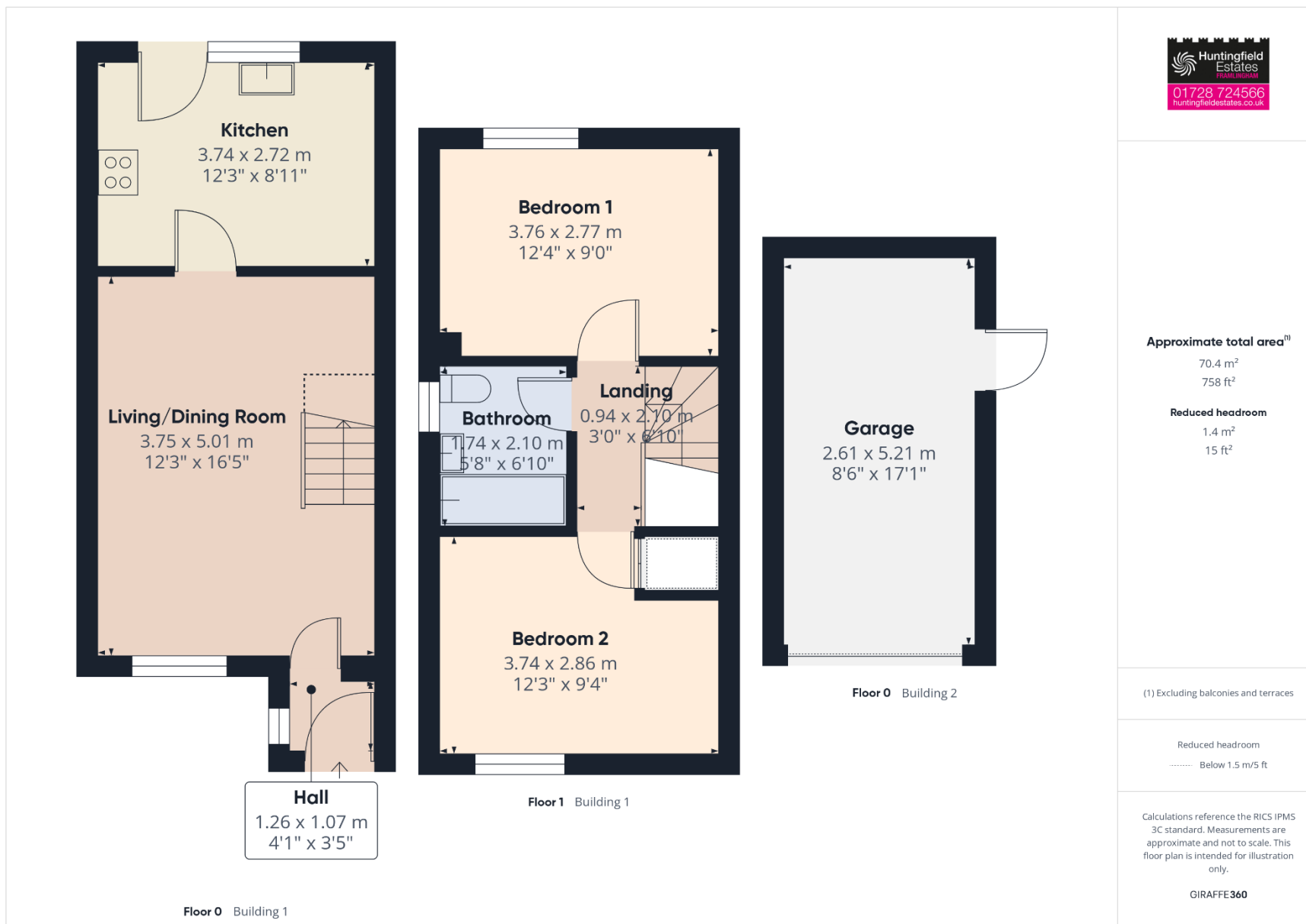
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SERVICES - Oil fired central heating, mains drains, water and electricity. Fully double glazed. Calor gas for hob. Water Softener.

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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