



Samuel Vince Road, Fressingfield Eye IP21 5SP

welcome to

Samuel Vince Road, Fressingfield Eye

****HOME OFFICE WITH POWER AND LIGHT**** A three bedroom detached family home located in a popular Suffolk village which benefits from two spacious reception rooms, kitchen with integrated appliances, three bedrooms, enclosed rear garden and off road parking for multiple vehicles.

Location

Situated a short distance from the main arterial routes through the Suffolk/Norfolk border region. Fressingfield is the ideal location to lose yourself amongst the quintessential charms of the countryside. Criss-crossed by pretty streams, brooks, pathways and leafy lanes – you'll find a wealth of relaxing opportunities right on your doorstep. Positioned 10 miles east of Diss (Norfolk) it's home to a convenience store, medical centre, public house, restaurant, highly regarded primary school – and three churches. Diss is located part way between Norwich, Ipswich and Bury St Edmunds making it perfect for road commuting and has a main line rail like to London in just 90 minutes. Plus with the region's commercial hubs of Norwich and Ipswich also being within manageable distances – you can commute for work or enjoy a spot cosmopolitan retail therapy easily. This village really does offer the best of all worlds – and could be the perfect place to set-up your new home.

Accommodation

Entrance Hall

Front aspect double glazed door, side aspect double glazed window, wooden flooring with inset door matt, radiator, stairs leading to the first floor and doors to;

Cloakroom

Front aspect double glazed window, low level flush wc, wash hand basin, part tiled walls, wooden flooring and radiator.

Lounge

14' 10" x 13' Into Recess (4.52m x 3.96m Into Recess)
Front aspect double glazed window with fitted blinds, air source room heater, wooden flooring, feature fireplace, tv and telephone points. Door to;

Kitchen/ Breakfast Room

16' 4" x 9' 10" (4.98m x 3.00m)
Side aspect double glazed window and door leading out to the driveway. Fitted kitchen with wall and base units, inset stainless steel sink, one and a half bowls, work surfaces with inset drainer, tiled splash back, under counter lighting, radiator, vinyl flooring, under stairs storage cupboard, integrated appliances including dishwasher, washing machine, fridge/freezer, microwave, eye level oven and induction hob with extractor hood. Open arch way to;

Dining Room

11' 11" x 14' 8" (3.63m x 4.47m)
Dual aspect double glazed windows, rear aspect double glazed french doors leading out into the garden, brick fireplace housing an electric fire and wooden shelving, wooden flooring and radiator.

Landing

Side aspect double glazed window, radiator, carpet and doors to;

Bedroom One

14' 7" x 10' 1" Into Recess (4.45m x 3.07m Into Recess)
Front aspect double glazed window with fitted blinds, radiator, carpet, built in over the bed unit with two double, two single wardrobes and three double storage cupboards.





Bedroom Two

10' 1" x 9' 6" (3.07m x 2.90m)

Rear aspect double glazed window with fitted blinds, built in over the bed unit with two single wardrobes and three storage cupboards radiator and carpet.

Bedroom Three

10' 8" Into Recess x 7' 2" (3.25m Into Recess x 2.18m)

Front aspect double glazed window with fitted blinds, radiator, carpet and built in over the stairs airing cupboard.

Bathroom

Rear aspect double glazed window with fitted blinds, low level flush wc, wash hand basin, part tiled walls, vinyl flooring, shower cubicle with fully plumbed shower and heated towel rail.

Outside

To the front and side of the property is a brickweaved and hard standing driveway with a car port providing off road parking for multiple vehicles. A small front garden with mature planted flowers.

The rear garden is mainly laid to lawn with flower and shrub borders, paved patio area making this a great spot to relax in throughout the summer months, garden shed, oil tank, enclosed via fencing and brick garden wall. Access to the home office.

Home Office

16' 7" x 7' 7" (5.05m x 2.31m)

Dual aspect double glazed windows with fitted blinds, side aspect double glazed door leading out into the garden, laminate flooring, radiator, and loft hatch.

Services

Mains Electricity
Mains Water
Mains Drainage
Oil Fired Central Heating
Solar Panels

Council Tax Band: B



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welcome to

Samuel Vince Road, Fressingfield Eye

- Detached Family Home Situated In A Village Location
- Kitchen/Breakfast Room With Integrated Appliances
- Two Spacious Reception Rooms
- Three Bedrooms, Two With Built In Storage Units
- Enclosed Rear Garden With A Patio Area
- Home Office With Power And Light
- Off Road Parking For Multiple Vehicles
- Benefits From Oil Fired Central Heating And Solar Panels

Tenure: Freehold EPC Rating: D

£350,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
DSS110590 - 0003

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