



Sancroft Way, Fressingfield Eye IP21 5QN



welcome to

Sancroft Way, Fressingfield Eye

****MOTIVATED VENDORS**** A semi-detached house situated in a cul-de-sac location within the popular village of Fressingfield. Boasts from a shaker style kitchen, spacious lounge/diner, two double bedrooms, family bathroom and single garage with off road parking.

Location

Situated a short distance from the main arterial routes through the Suffolk/Norfolk border region, Sancroft Way offers residents an opportunity to relax against a backdrop of open-fields, farmland and beautiful countryside – with all the modern delights of Diss, Bury St Edmunds, Norwich, Ipswich and East Anglia's truly beautiful coastline close-by – as well as a wide range of possibilities for retail, leisure and entertainment within easy reach.

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. 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 Porch

Side aspect double glazed window, front aspect double glazed door and door leading to;

Lounge

12' 2" x 16' 5" (3.71m x 5.00m)
Front aspect double glazed window, carpet, radiator, stairs leading to the first floor, tv and telephone points. Door to;

Kitchen

8' 9" x 12' 2" (2.67m x 3.71m)
Rear aspect double glazed window and door leading out into the rear garden. Fitted kitchen with wall and base units, ceramic sink and drainer, work surfaces, tiled splash back, vinyl flooring, radiator, water softener, space for full height fridge/freezer, integrated appliances including dishwasher, double oven and hob with extractor fan.

Landing

Carpet, loft hatch and doors to;





Bedroom One

12' 2" Max x 9' 3" (3.71m Max x 2.82m)
Front aspect double glazed window, carpet, radiator and over the stairs storage cupboard.

Bedroom Two

9' 5" x 9' 1" (2.87m x 2.77m)
Rear aspect double glazed window, carpet and radiator.

Bathroom

Side aspect double glazed window, wc, wash hand basin, panelled bath with fully plumbed rainfall shower and shower head attachment, part tiled walls, radiator and tiled flooring.

Outside

To the front of the property is a small laid to lawn area, to the side is a brickweaved driveway providing off road parking for multiple vehicles leading to the single garage. Gated access to the rear garden.

The rear garden is mainly laid to lawn enclosed via hedging and fencing, paved patio area making this a great spot to relax and dine in throughout the summer months, oil tank and access to the garage.

Services

Mains Electricity
Mains Water
Mains Drainage
Oil Fired Central Heating

Council Tax Band: B



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welcome to

Sancroft Way, Fressingfield Eye

- Semi Detached House In A Village Location
- Well Presented Throughout
- Shaker Style Kitchen With Integrated Appliances
- Spacious Lounge/ Diner
- Two Double Bedrooms And Bathroom
- Single Garage With Off Road Parking
- Enclosed Rear Garden
- Benefits From Oil Fired Central Heating

Tenure: Freehold EPC Rating: D

offers over

£240,000



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:
DSS109689 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

william h brown



01379 644719



Diss@williamhbrown.co.uk



1 Navire House Mere Street, DISS, Norfolk,
IP22 4AG



williamhbrown.co.uk