



**The Manse Gull Street, Fressingfield Eye IP21 5PZ**



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## **The Manse Gull Street, Fressingfield Eye**

This unique detached bungalow is ideally located in the heart of Fressingfield, set on nearly a quarter of an acre (sts) of beautifully landscaped grounds. The property offers a wealth of accommodation throughout, providing ample space for comfortable living.

### **Description**

Nestled in an elevated position in the highly sought-after village of Fressingfield, this unique detached bungalow presents a rare opportunity with its spacious and versatile split-level accommodation. Featuring four well-proportioned bedrooms, the property also offers the potential for an annexe, making it ideal for multi-generational living or guests.

The exterior boasts ample off-road parking, accommodating several vehicles, while the attractive, mature gardens enhance the property's appeal, providing a lovely outdoor space for relaxation and enjoyment.

This bungalow combines comfort and potential, making it a perfect choice for families or those seeking a peaceful village lifestyle with the flexibility to adapt the space to their needs.

### **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**

#### **Rear Hall**

Rear aspect double glazed window and door, wooden effect laminate flooring, airing cupboard and doors leading to;

#### **Dining Room**

18' 1" x 13' 9" ( 5.51m x 4.19m )  
Dual aspect double glazed windows, two radiators, fireplace housing with a wood burner stove, wooden flooring and tv point.

#### **Living Room**

24' 4" x 10' 10" ( 7.42m x 3.30m )  
Front aspect double glazed window and french doors. Fitted wooden units, fitted wood burning stove, radiator and wooden flooring. Open to;

#### **Kitchen**

18' 2" x 9' 1" ( 5.54m x 2.77m )  
Side aspect double glazed windows. Fitted kitchen with wall and base units, ceramic sink and drainer, one and a half bowls, work surfaces, fitted shelving, integrated dishwasher, space for Range style cooker with extractor fan, wooden flooring, pantry cupboard and door to;

#### **Inner Hall**

Side aspect double glazed door and door leading to;

#### **Utility Room**

12' 5" x 7' 9" ( 3.78m x 2.36m )  
Front aspect double glazed window, fitted base units, stainless steel sink and drainer, radiator, spaces for washing machine and tumble dryer.





### **Master Bedroom**

12' 5" x 8' 11" ( 3.78m x 2.72m )  
Steps leading up from the hallway. Side aspect double glazed window, carpet, radiator and large built in storage cupboard.

### **Bedroom Two**

16' 8" x 8' 6" Into Recess ( 5.08m x 2.59m Into Recess )  
Front aspect double glazed window and door, laminate flooring and radiator.

### **Bedroom Three**

10' 10" x 9' 5" ( 3.30m x 2.87m )  
Front aspect double glazed window, laminate flooring and radiator.

### **Bathroom**

Rear aspect double glazed window, panelled bath with shower over, pedestal wash hand basin, low level flush wc, built in storage cupboard and part tiled walls.

### **Bedroom Four**

11' 11" Into Recess x 7' 7" ( 3.63m Into Recess x 2.31m )  
Rear aspect double glazed window, carpet, radiator and built in storage cupboard.

### **Shower Room**

Pedestal wash hand basin, low level flush wc, shower cubicle with fully plumbed shower, tiled flooring and fully tiled walls.

### **Office**

Dual aspect double glazed windows, rear aspect double glazed door, carpet and radiator.

### **Outside**

The property boasts an elevated position, accessible via a long driveway that runs alongside a graveyard, leading to a spacious parking area. Curved steps guide you up to a lovely terrace, which features a gate that opens into the beautifully landscaped garden. This garden area is fully enclosed with timber fencing, providing a serene and private retreat. It is thoughtfully designed with slate paving and a diverse array of shrubs, plants, and trees, complemented by a pergola that enhances its charm.

The garden offers a high degree of privacy and seclusion, making it an ideal spot for seating and outdoor entertaining, all while enjoying picturesque views of the surrounding farmland. A well-maintained lawn wraps around the side of the property, extending to the front where you'll find convenient access to a home office-perfect for those who work remotely.

Additionally, there is a further lawned area that features a greenhouse and a timber shed, which could also serve as extra parking space if needed. This property combines practicality with tranquillity, making it a perfect haven for both relaxation and productivity.

### **Services**

Mains Electricity  
Mains Water  
Mains Drainage  
Oil Fired Central Heating

**Council Tax Band: D**



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## The Manse Gull Street, Fressingfield Eye

- A Unique Detached Bungalow Located In A Popular Village
- Offers The Potential For An Annexe
- Open Plan Kitchen/ Lounge With A Wood Burner
- Four Well-Proportioned Bedrooms
- Enjoys Picturesque Views Of The Surrounding Farmland
- Two Bathrooms And Utility Room
- Boasts Ample Off-Road Parking, Accommodating Several Vehicles
- Benefits From Oil Central Heating

Tenure: Freehold EPC Rating: E

offers in the region of

**£525,000**



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](http://www.focalagent.com)

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Property Ref:  
DSS110563 - 0002

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