

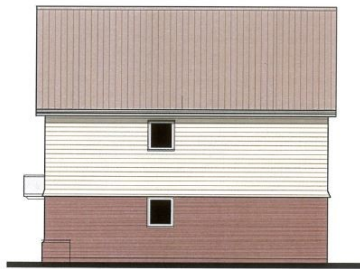


PLOTS 10 & 11

SCHOOL LANE, FRESSINGFIELD IP21 5PZ

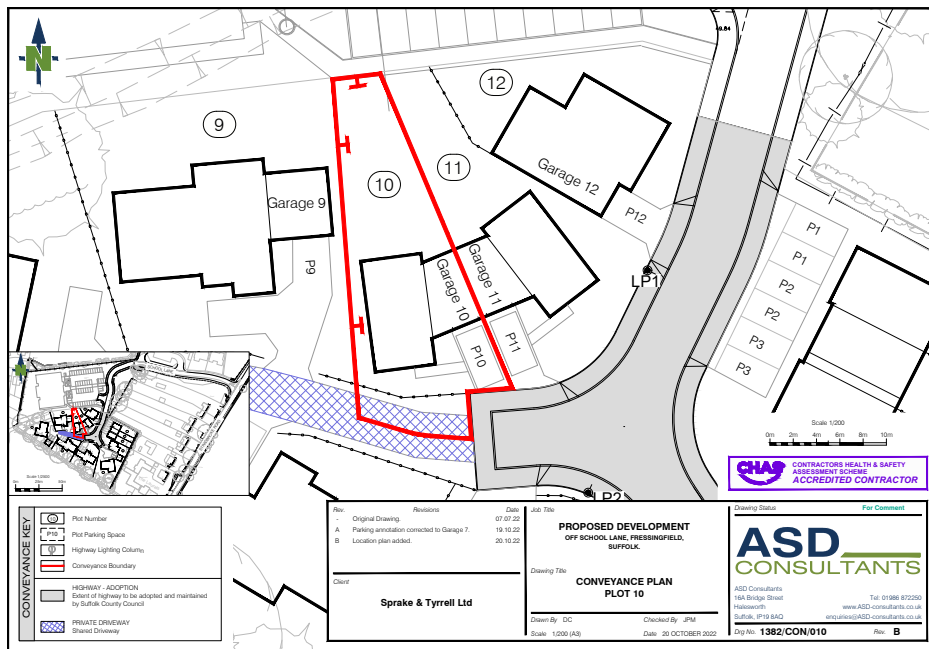


:: Front :: South :: 1:100 ::



:: RH Side :: 1:100 ::

Proposed Appearance:
 Roof: Sandtoft single roll concrete pantiles colour: farmhouse red
 Walls: Hardie Plank no maintenance weatherboard colour: sail cloth
 over Glenfield Antique red face brickwork with projecting plinth to front
 Joinery: PVCu colour: grey/green with flush casements



Currently under construction* Completion expected Winter 2024* An exclusive development of 12 properties by local builders Sprake & Tyrrell.

Plots 10 & 11 are three bedroom semi-detached houses with a single garage and gardens to front and rear. Sprake & Tyrrell have considerably designed Plots 10 & 11 with an open-plan kitchen/ dining room, sitting room, and WC. The first floor offers 3 bedrooms, an en-suite and a family bathroom. Prospective purchasers are invited to choose from a selection of kitchen, bathroom and flooring options, in order to personalise each home to their own favoured style. Externally, the property will be finished with K-render, concrete pantiles to roof, and anthracite grey windows and door.

LOCATION

Fressingfield is an attractive village which is close to the pretty market towns of Diss 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. 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 and makes for a lovely family day out.

SERVICES

Powered by air source heat pump technology. Mains drainage. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 852217.

AGENTS NOTE

A reservation fee of £1000 will be required in order to secure either Plot.

LOCAL AUTHORITY

Mid Suffolk District Council



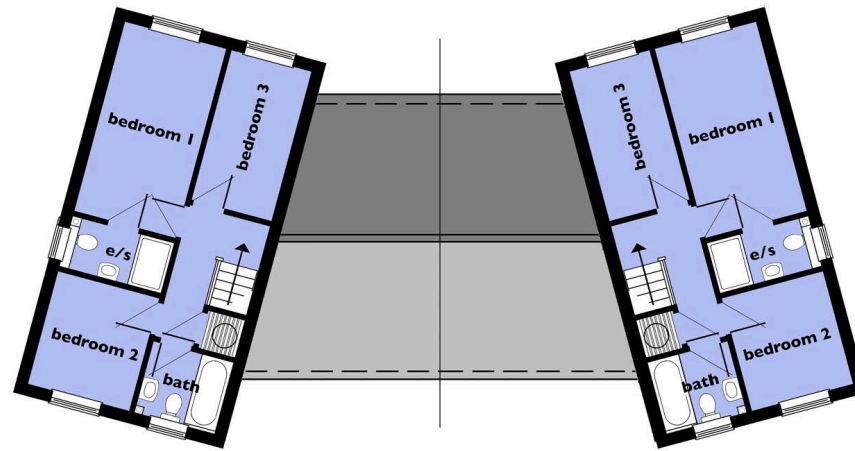


KEY
 — Chapel & Car Park Boundary
 — Residential Site Boundary



0 5 10 15 20
 Scale 1:500 (Metres)

FLOOR PLAN



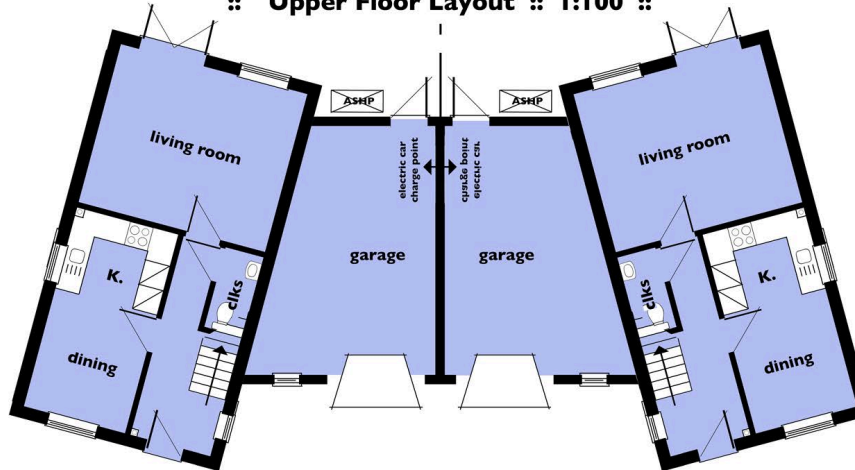
:: Upper Floor Layout :: 1:100 ::

Plot 10

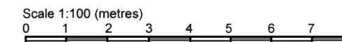
Floor Area: 86 sq.m.
+ garage 23.2 sq.m.

Plot 11

Floor Area: 86 sq.m.
+ garage 23.2 sq.m.



:: Ground Floor Layout :: 1:100 ::



Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

IMPORTANT NOTICE

Durrants and their clients give notice that:

1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

CONTACT US

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