



WILLOW BANK LODGE

HARLESTON ROAD, FRESSINGFIELD, IP21 5PF



A spacious and highly versatile detached bungalow in a sought-after village with open field views to the rear

The property is a delightful detached bungalow offering spacious and highly versatile accommodation. It has an excellent layout that is perfectly set up for entertaining. The front door opens to the entrance hall, off which is a double aspect dining room with two large picture windows to the front. A step leads up to the sitting room with its feature fireplace and large window to the side. At the heart of the house is an additional reception room that the vendor currently uses as an additional sitting room. There is a comprehensively fitted kitchen breakfast room to the rear with large island unit. Off the kitchen to one side is a useful utility room and the other side is a conservatory. The kitchen is afforded open field views to the rear. The principal bedroom is to the rear with an ensuite shower room. There are two further double bedrooms, one of which has a bank of fitted wardrobes, and a spacious bathroom.

The property is approached over a shared drive leading to a five bar gate and private driveway with parking for several cars. The gardens wrap around the property

and offers seclusion and privacy with a wide array of established shrubs and trees. There is a paved patio for alfresco dining and delightful field views.

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.

SERVICES

Oil fired central heating. Mains drainage, water and electric. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

LOCAL AUTHORITY

Mid Suffolk District Council
Council Tax Band D



3



3



2



11
miles



EPC

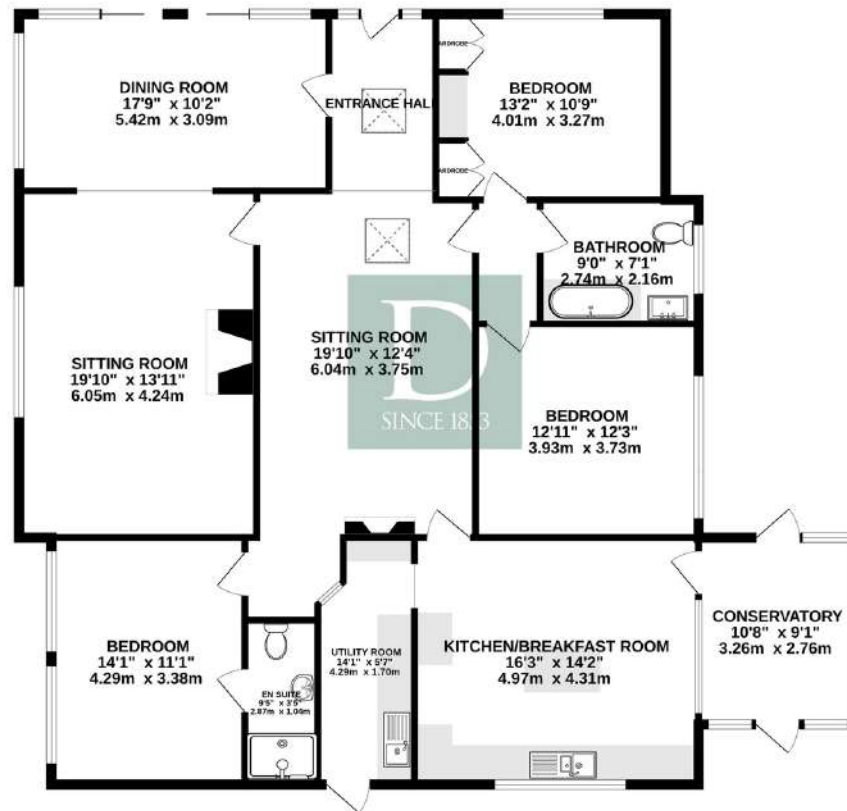






FLOOR PLAN

GROUND FLOOR
1754 sq.ft. (163.0 sq.m.) approx.



TOTAL FLOOR AREA: 1754 sq ft. (163.0 sq m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of plots, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 02024

LOCATION MAP



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

Durrants, 32-34 Thoroughfare,
Harleston, Norfolk, IP20 9AU

Tel : **01379852217**

Email : **harleston@durrants.com**

