



FOSSIL COTTAGE
CHAPEL CLOSE, FRESSINGFIELD, IP21 5QQ



A superb village property consisting of a split-level bungalow with attached converted barns including a leisure room and indoor swimming pool

The property is a spacious and highly versatile bungalow that was purpose built by the late vendor. It has an abundance of character and the accommodation can be adapted to suit a variety of needs.

The front door opens to the entrance hall. All of the rooms are vaulted adding to the feeling of space. To one end is the principal bedroom suite with views over the garden and fitted furniture. There is an impressive double aspect sitting room with large feature fireplace. Next to this is a dining room also with views over the garden. The kitchen/breakfast room is fitted with a comprehensive range of farmhouse style units and range cooker. There is a cloakroom and utility room. Steps lead down to the lower area with access to two further double bedrooms and a bathroom. There is a library at the far end which could be used as a fourth bedroom. A door leads to the leisure/games room which in turn gives access to the large indoor swimming pool. There are two changing rooms, both with showers and a separate w.c.

The property is approached via a

gravel driveway with parking for several cars and an integral garage. The gardens are a delightful feature, laid principally to lawn with wide array of mature shrubs and trees. There is a superb inner courtyard that can be used for alfresco dining.

LOCATION

Fressingfield is a thriving village which is very popular due to its diverse range of amenities. It is home to the nationally renowned Fox & Goose restaurant, there are also a variety of social clubs, a local primary school and doctors surgery. Harleston is approximately 5 miles and has an excellent range of independently owned shops along with a supermarket, doctors and schools.

SERVICES

Oil fired central heating. Mains water, electric and drainage. (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 & Tax Band F



3



3



3



0.36
acres



13
miles



EPC







FLOOR PLAN



TOTAL FLOOR AREA: 4198 sq.ft. (390.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.
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LOCATION MAP

DURRANTS
SINCE 1853

Land App



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