



14 CHAPEL CLOSE
FRESSINGFIELD EYE, IP21 5QQ



The property is an delightful and deceptively spacious mid terrace house. It is located within the popular and highly sought-after village of Fressingfield. There is a garage and off- road parking space to the rear.

The property is an delightful and deceptively spacious mid terrace house in a cul-de-sac location. The front door opens to a small but extremely useful entrance lobby, leading in turn to the spacious reception room with stairs to the first floor and bay window to the front. There is an updated and comprehensively fitted kitchen to the rear that overlooks the garden. It is fitted with an attractive range of shaker style wall and base units and integrated appliances. There is also an external door to access the garden. Upstairs there are two spacious bedrooms and a bathroom.

The rear garden is low maintenance and tiered into two sections. It is laid principally to lawn yet bordered by mature hedging and benefits from a paved area ideal for seating. The garden offers good levels of seclusion. There is also a gate which leads to the garage behind the garden.

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, dentists and veterinary surgery, schools to G.C.S.E. level, 2 hotels, a number of cafes, restaurants and pubs. Diss is approximately 12 miles and has a mainline rail link to London, Liverpool Street in 90 minutes.

SERVICES

Electric 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 Council & Tax Band B

VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please contact to arrange.



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miles

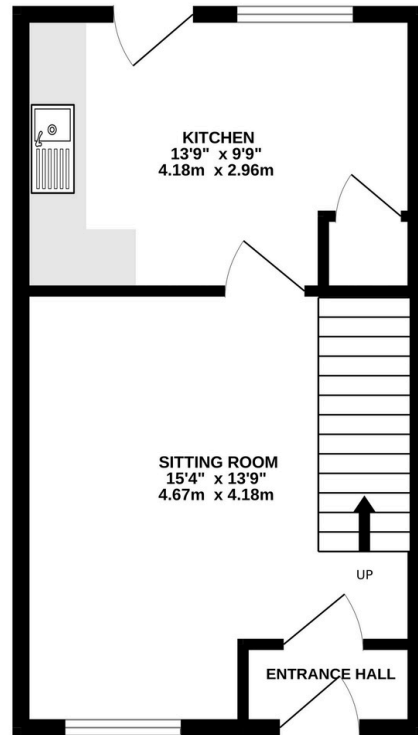


EPC

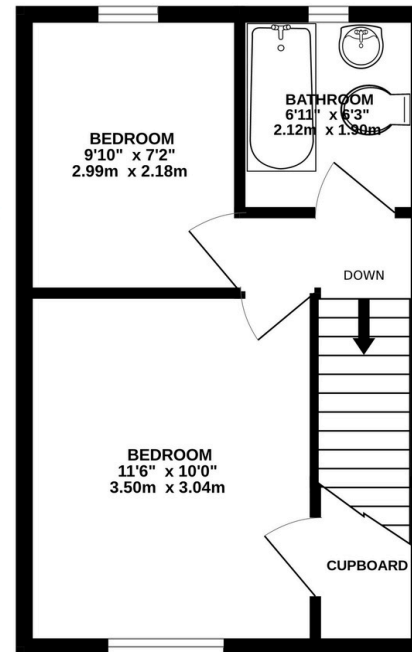


FLOOR PLAN

GROUND FLOOR
343 sq.ft. (31.9 sq.m.) approx.



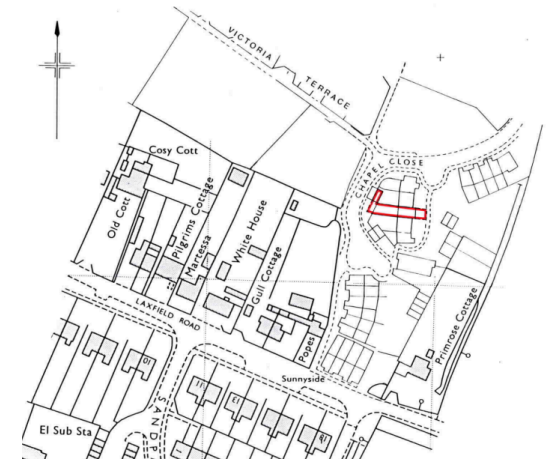
1ST FLOOR
304 sq.ft. (28.3 sq.m.) approx.



TOTAL FLOOR AREA: 647 sq.ft. (60.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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



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

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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.

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