

A beautifully presented four bedroom detached house, that has been improved in recent years, close to the centre of the well regarded village of Fressingfield.

Guide Price
£465,000 Freehold
Ref: P7558/J

2 Carpenters Yard
Fressingfield
Eye
Suffolk
IP21 5QJ



Entrance hall, 23' sitting room, kitchen/dining room, utility room and cloakroom.

Principal bedroom with en-suite shower room, three further bedrooms and bathroom.

Generous block-paved driveway and integral garage.

Private, south-easterly facing landscaped rear garden.

No forward chain.

Contact Us



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Location

The property forms part of Carpenters Yard, which will be found a short distance to the west of the centre of Fressingfield. The village has a shop, primary school and two public houses, The Swan and the Fox & Goose. A wider range of recreational and shopping facilities are available in Harleston (4 miles), Framlingham (11.5 miles) and Diss (13 miles), the latter benefitting from regular direct rail services to London's Liverpool Street that take approximately 90 minutes. The Heritage Coast, with the popular centres of Southwold, Dunwich, Walberswick, Thorpeness and Aldeburgh, is an easy drive of approximately 20 miles.

Description

Built by the award winning regional developer, Hill Residential, in 2012, 2 Carpenters Yard is a beautifully presented four bedroom detached house that forms part of an exclusive development of just eight houses located a short distance from the centre of the popular village of Fressingfield.

The vendor, who has owned the property since it was first built, has also undertaken a range of improvements in recent years that include the replacement of the kitchen with a new range of contemporary style, gloss fronted units with Quartz worksurfaces, installation of commercial grade LVT flooring throughout the ground floor, replacement of the staircase handrails and balustrades with a stainless steel and glass alternative, new carpets in areas, refurbishment of the en-suite shower room, new flooring in the family bathroom and the replacement of the garden store shed with a larger alternative.

In all, the accommodation extends to just over 1,500 sq ft (139.6 sqm) and comprises an entrance hall, 23'11" sitting room, that overlooks the delightful rear garden, the recently refurbished kitchen/breakfast room, utility room and cloakroom. On the first floor there is a principal bedroom with refurbished en-suite shower room, three further bedrooms and a family bathroom.

Outside there is a generous block-paved driveway to the front of the property together with the integral single garage. At the rear is a delightful, south-easterly facing landscaped garden with a good sized patio area, replaced fence line and new storage shed.

Management Company

There is a management company in place, Carpenters Yard Management Company Limited, of which all eight property owners are equal shareholders. This management company is currently run by some of the owners within Carpenters Yard, and the service charge for 1st January 2025 to 31st December 2025 is £143 - which includes an annual contribution to the sinking fund, that currently stands at £3,000.

The management company covers the shared private driveway together with the foul drainage tank and pumps, that connects with the mains drainage system.





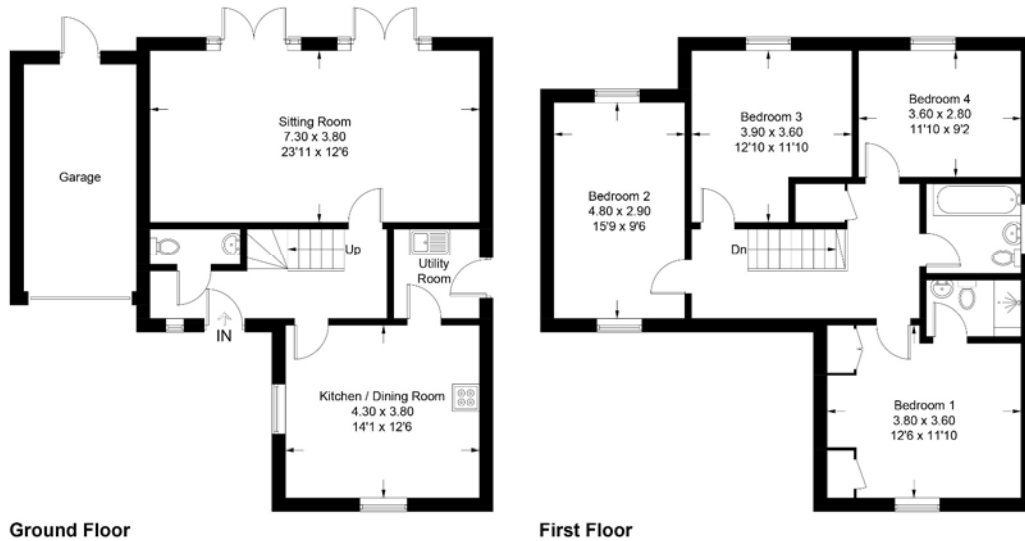






2 Carpenters Yard, Fressingfield

Approximate Gross Internal Area = 139.6 sq m / 1502 sq ft



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Produced for Clarke and Simpson

Viewing Strictly by appointment with the agent.

Services Mains electricity, water and drainage (via a pumped system). Oil-fired boiler serving the central heating and hot water systems.

Broadband To check the broadband coverage available in the area click this link –
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phones To check the mobile phone coverage in the area click this link –
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

EPC Rating = C (Copy available from the agents upon request).

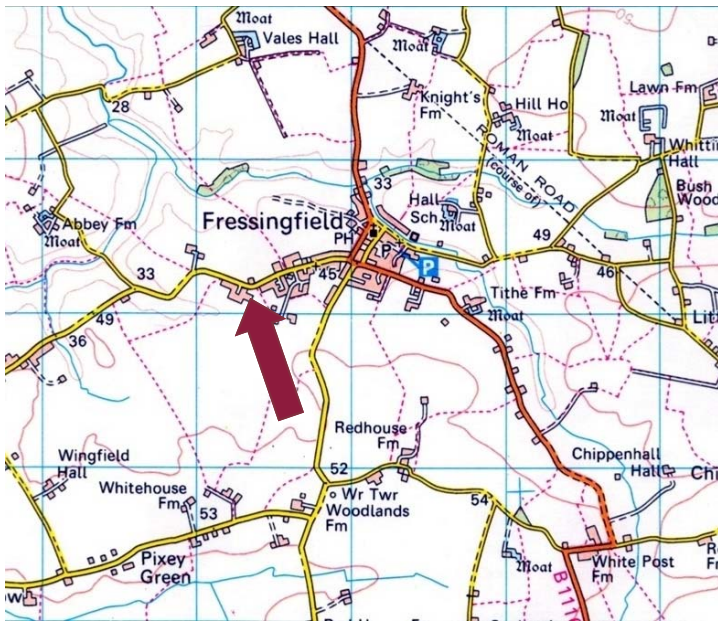
Council Tax Band E; £2,685.59 payable per annum 2025/2026

Local Authority Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX;
Tel: 0300 1234000

NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.
3. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.
4. Prospective purchasers should note that the vendor intends to replace the induction hob in the kitchen with a standard electric alternative.
5. Prospective purchasers should be aware that there are a number of covenants on the property. Further information is available from the agents.

March 2025



Directions

Proceeding into Fressingfield along the B1116, at the right hand bend by the village sign turn left into New Street. Proceed past the village shop on the left and continue past the doctors surgery on your right. Carpenters Yard will be found a short way along on the left hand side.

What3Words location: [///heartburnsearchedalien](https://www.what3words.com/heartburnsearchedalien)



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