



*School Lane,  
Fressingfield, Eye*

Built by the award winning builders, Sprake and Tyrrell is this linked detached house situated on this exclusive development of twelve properties.

### Property Features

- New Build
- Village Location
- Three Bedrooms
- En-Suite
- Close To Shops, Doctors Surgery & Local Facilities
- Single Garage
- uPVC Double Glazing
- Air Source Heating
- LABC 10 Year Guarantee
- Kitchen, Bathroom & Flooring Options



### The Property

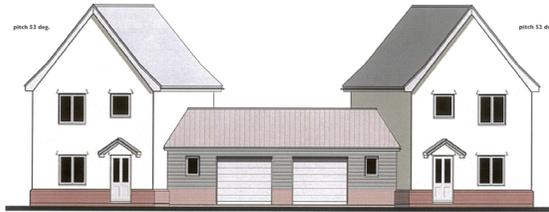
This well designed property has an open plan kitchen/diner, separate sitting room and W/C to the ground floor. On the first floor you will find three bedrooms with en suite shower room to the master and a family bathroom. Purchasers will have a chance to personalise the property by having a choice of kitchen, bathroom and flooring options. Outside there is off road parking to the front including a single garage and to the rear you will find a fully enclosed garden with panel screen fencing and a paved patio area. This property will benefit from a air source heat pump heating system, anthracite grey uPVC windows and doors along with matching cladding.

### External

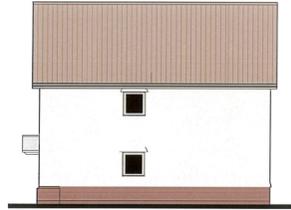
To the front is a driveway that provides off road parking and leads to front entrance. To the rear is a fully enclosed garden which will have a paved patio and lawned garden.

### Location:

Fressingfield is a beautiful Villiage which has plenty of services including a village shop, dental practice, doctors, schooling, modern community centre and chapel. The village also has the benefit of two local pubs including the famous Fox and Goose. The nearby market towns of Harleston and Diss offer a wide array of shops and restaurants and Diss has a train station with a 1 hour 40 train service directly into London Liverpool Street.



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



:: RH Side :: 1:100 ::

**Proposed Appearance:**

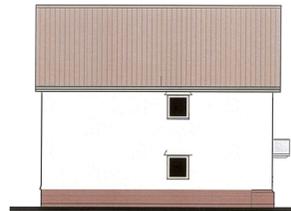
Roof: Sandtoft single roll concrete pantiles colour: farmhouse red  
 Walls: Self coloured Sto render over Glenfield Antique  
 red face brick projecting plinth to front  
 Feather edge Hardieplank weatherboard to garage  
 Joinery: PVCu colour: grey/green with flush casements



<p>Proposed Residential Development          Land off School Lane Fressingfield          for Sprake Developments (East Anglia) Ltd</p>	<p><b>PUTMAN NEW BUILD</b>  <small>THE HOLLIES STATION ROAD          EARSHAM BUNGAY NIPIS 2175          T: 01986 892454 • F: 01770 823164          © E. Johnputman1@btconnect.com</small></p>	<p>Plots 10 + 11 :: Proposed Elevations :: 1          Scale: 1:100 at A3          Drg.No.2078.26a  <small>as built drops to upper openings 71up15</small></p>
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:: Rear :: North :: 1:100 ::



:: LH Side :: 1:100 ::

**Proposed Appearance:**

Roof: Sandtoft single roll concrete pantiles colour: farmhouse red  
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### Additional Information:

**Local Authority:** Mid Suffolk District Council  
**Council Tax Band:** TBC

**Services:** Air source pump for domestic hot water and central heating, electricity and water connected. Mains sewer.

**Viewings:** By Appointment Only

**Post Code:** IP21 5PZ

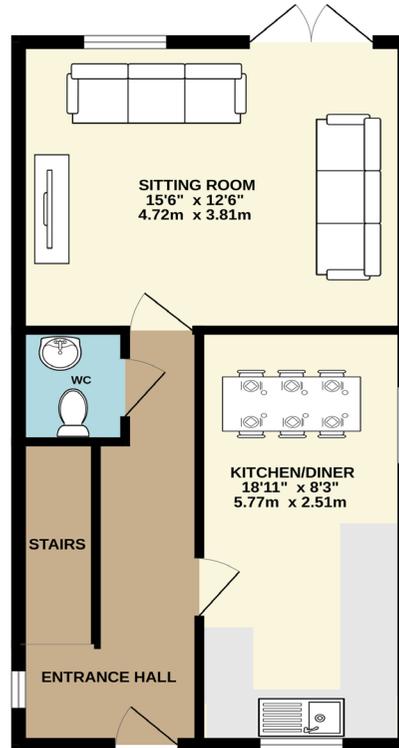
**EPC Rating:** TBC

**Guide Price :** £385,000

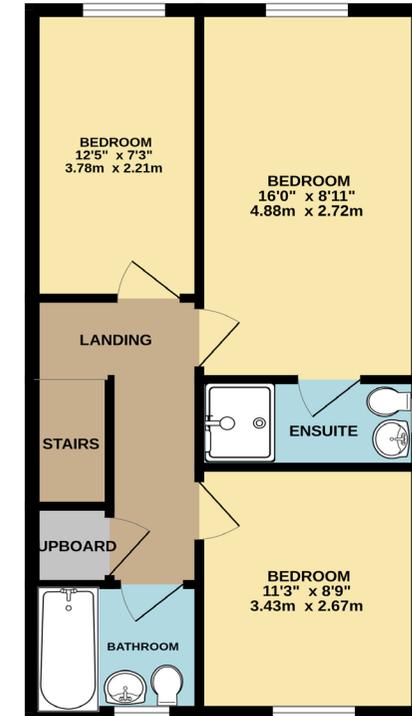
**Tenure:** Freehold

Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to re-check measurements.

GROUND FLOOR  
471 sq.ft. (43.8 sq.m.) approx.



1ST FLOOR  
471 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA: 943 sq.ft. (87.6 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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