



Waterside The Street
Freckenham, IP28 8HZ
Guide Price £535,000

Waterside The Street, Freckenham, IP28 8HZ

A modern detached family home standing within this popular and well regarded village and enjoying a lovely aspect to rear and side overlooking a local stream.

Cleverly planned and offering sizeable rooms throughout, this property offers accommodation to include entrance hall, living room, dining room, kitchen/dining/family room, four double bedrooms (ensuite to master) and a family bathroom. Benefiting from double glazing throughout.

Superb family home – viewing highly recommended.

Entrance Hall

With tiled flooring, staircase rising to the first floor and double doors through to the:

Lounge 16'0" x 13'1" (4.9 x 4.0)

Spacious living room with feature fireplace and mantle, TV connection point, radiator, window to the side aspect and French style doors out to the rear garden.

Kitchen/Breakfast Room 24'11" x 13'5" (7.6 x 4.1)

Fitted with a range of both eye and base level storage units and wooden working tops over, tiled splashback areas, inset stainless steel sink and drainer with mixer tap, range oven with extractor hood above, integrated fridge/freezer and dishwasher, space for washing machine. Tiled flooring, window to the front aspect, side door and French doors out to the rear garden.

Dining Room 11'9" x 9'10" (3.6 x 3.0)

With storage cupboard, radiator and window to the front aspect.

WC 6'10" x 3'7" (2.1 x 1.1)

Low level WC and wash basin.

First Floor Landing

Window to the side aspect and door though to:

Bedroom 1 17'4" x 13'1" (5.3 x 4.0)

Double bedroom with Juliet balcony, radiator and window to the rear aspect.

Ensuite

With low level WC, wash basin, shower cubicle and window to the side aspect.

Bedroom 2 14'9" x 13'1" (4.5 x 4.0)

Double bedroom with radiator and window to the front aspect.

Bedroom 3 13'5" x 10'2" (4.1 x 3.1)

Radiator and window to the front aspect.

Bedroom 4 9'10" x 8'10" (3.0 x 2.7)

Radiator and window to the rear aspect.

Bathroom 7'6" x 6'6" (2.3 x 2.0)

Three piece white suite comprising of a low level WC, wash basin, panelled bath, part tiled walls and window to the rear aspect.

Outside - Rear

Fully enclosed rear garden with extensive raised decking with steps down to enclosed gravelled area

backing on to the stream and open fields.

Outside - Front

Shared gravelled driveway with parking spaced for up to two vehicles and side pedestrian gate.

PROPERTY INFORMATION

Maintenance fee - n/a

EPC - C

Tenure - Freehold

Council Tax Band - D (West Suffolk)

Property Type - Detached house

Property Construction – Standard
Number & Types of Room – Please refer to the floorplan

Square Meters - 151 SQM

Parking – tbc

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Oil

Broadband Connected - tbc

Broadband Type – Ultrafast available, 1000Mbps download, 1000Mbps upload

Mobile Signal/Coverage – Good

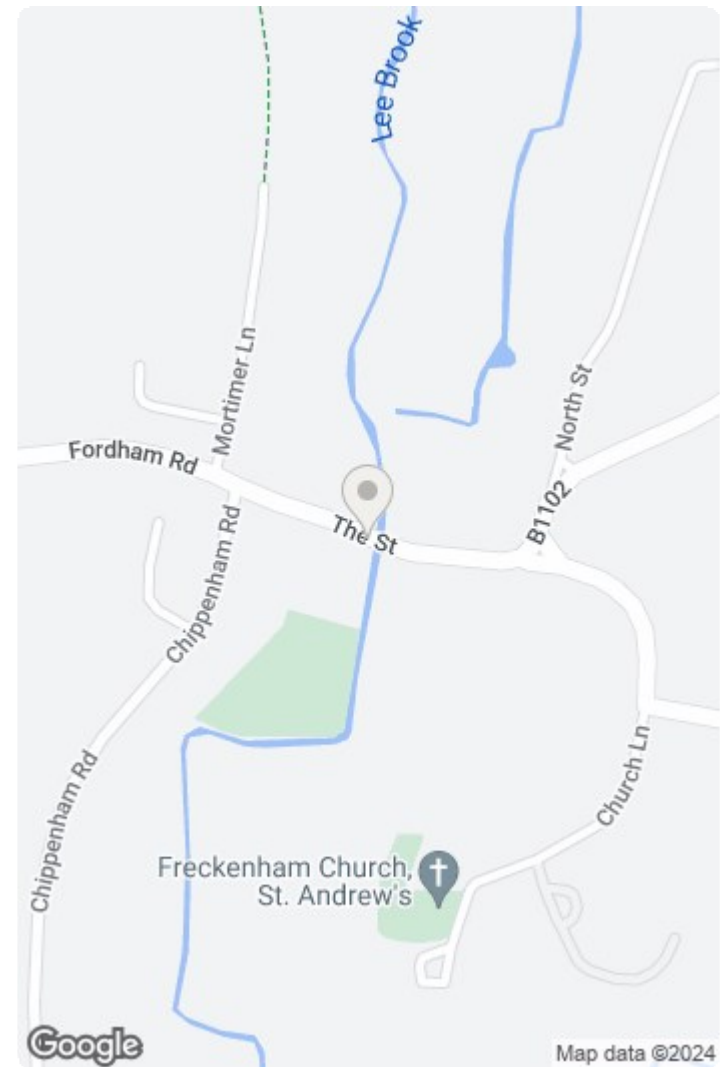
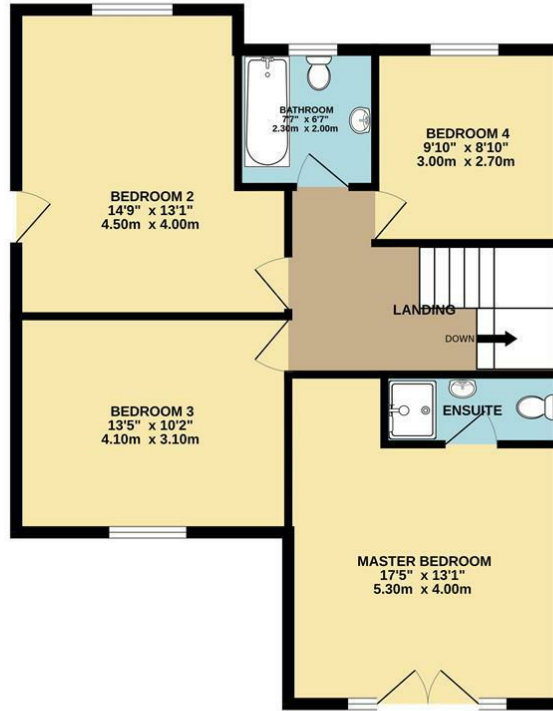
Rights of Way, Easements,

Covenants – None that the vendor is aware of



GROUND FLOOR
753 sq.ft. (70.0 sq.m.) approx.

1ST FLOOR
807 sq.ft. (75.0 sq.m.) approx.



TOTAL FLOOR AREA : 1561 sq.ft. (145.0 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Energy Efficiency Rating: 69 (Current), 60 (Potential)

Environmental Impact (CO₂) Rating: 60 (Current), 60 (Potential)

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