



16 Samuel Vince Road
Fressingfield | Suffolk | IP21 5SP

FINE & COUNTRY

COMFORT, CONVENIENCE & CONTENTMENT



Nestled in one of the village's most desirable cul-de-sac locations, this welcoming, modern, detached family residence offers four double bedrooms, great social space flow, and a minimal maintenance garden with gorgeous views. If you are seeking a peaceful retreat with convenient access to local amenities plus commuter links close by, this is the home.



KEY FEATURES

- Beautiful Detached Modern Home
- Well Presented Throughout
- Light and Airy Open Plan Kitchen-Dining Room
- Lovely Sitting Room
- Cloakroom and Useful Utility Room
- Four Comfortable Bedrooms
- En Suite and Family Bathroom
- Double Garage and Off-Road Parking
- Delightful Gardens with Open Aspect Views
- Thoroughly Recommended Viewing

Providing all mod cons while retaining the cheer of a well-established home this is a move in ready house. The current owner was drawn here by her love of the village itself and the peace the property provided. Much joy has been taken from observing the changing seasons in the countryside just the other side of the garden fence, whether crisp frosts, watching a storm roll in or the colours of Spring and Autumn leaves. Whether you're relaxing in the comfortable living spaces, entertaining family and friends, or looking for a lock up and leave home, this is a rare opportunity to enjoy both a rural feel home and well served location with great neighbours too.

Step Inside

The wide entrance hall, with practical hard flooring welcomes you in with stairs straight ahead and sitting room to the left. The sitting room is a really versatile space, with endless configurations of furniture options and the possibility to install a wood burner if desired. A huge archway leads to the dining room zone, with space to where 14 have eaten at Christmas and views through sliding doors to the gardens and countryside beyond. Imagine the glass baubles, twinkling lights and Holly & Ivy adorning this home – a magical time. The kitchen shares the open plan space with the dining area and offers integral appliances, double fan oven, and induction hob along with ample room for catering for a crowd and keeping conversation flowing with the chef whilst culinary skills are put to work. The utility room just off the kitchen, is a repeat of the contemporary cabinetry and has an external door to the rear gardens, ideal for laundry ease, or kicking off muddy shoes after a country walk. Coming back to the hallway you find a ground floor cloakroom and further door to a study, which would also serve as a playroom or ground floor bedroom. Finally, the hall offers a convenient integral door to the double garage – so convenient in winter when arriving home with shopping and the children!









KEY FEATURES

Home Connection

The flow of this home is just wonderful – the kitchen to dining space is cleverly zoned and the inviting open-plan sitting room is ideal for family life and entertaining. The current owner spends a lot of time in the dining area, watching the wildlife and enjoying the peacefulness and the home is easy to section off if just you at home, yet opens out beautifully when hosting the family for celebrations. The oil-fired central heating system ensures year-round comfort, and a new electrical fuse board was installed circa 2022 for peace of mind. Modern connectivity is in place, with a BT landline and superfast broadband availability (up to 76 Mbps download), ensuring efficient work-from-home and streaming capabilities. This is a home that balances practicality with charm—ideal for growing families or those seeking extra space in a serene, well-connected Suffolk setting.

Explore Upstairs

The stairs rise from the entrance hall to a wide and bright landing from which all four double bedrooms are found, each with built in wardrobes making moving here less stressful and storage no issue. The principal bedroom has a chic ensuite, and the further three bedrooms share the large contemporary family shower room with rainfall shower head. The colour schemes are soothing and calming and the bedrooms versatile, making this a house that can grow with the family whether in need of a nursery, a teens den or hybrid home working and offering plenty of room for guests and sleepovers. The loft is partially boarded and offers potential for further extension if required.

Step Outside

The property benefits from a generous driveway, with parking for four cars, and a double garage, with a shared entrance. The double garage offers flexibility to convert to further accommodation if desired. The gravelled and paved rear gardens are easy to care for, with amazing views over grassland and mature trees, a wonderful vista to enjoy without the responsibility of its upkeep. The owner loves watching the Roe deer, Muntjac and Red Kites explore this area. The garden features a fully roofed pergola for alfresco entertaining, adorned with Jasmine and climbing roses, offering a feast for the senses with colour and fragrance. The patio outside the dining room provides an easy indoors outdoors feel adding to the great flow of the house and is the perfect place to enjoy these peaceful surroundings with a chiminea or barbecue and take in the stunning sunsets across the fields that stretch away in front of you.

























INFORMATION



On The Doorstep

Fressingfield is a quaint village, set in the coveted Waveney Valley, well served with a private vineyard, a village shop, medical centre, nursery/primary school, sports & social club with bowling green and tennis courts along with even a croquet lawn near the pub! Speaking of pubs the village is also home to the renowned Fox & Goose, a must visit for foodies as well as The Swan. During the summer, a monthly produce market is held showcasing local growers' products: crafts, breads, meats, plants and vegetables.

How Far Is It To...

Further afield lies the market town of Harleston which offers a wider range of day-to-day amenities, and just 20-minute drive takes you to the market town of Diss, with regular direct Intercity links by train to Norwich (20 mins) and London Liverpool Street (80 mins). Norwich and Stansted International Airports are both within easy reach too. Historic Framlingham with its castle and array of independent shops and eateries, is close by along with the heritage town of Eye with a plethora of listed buildings and history to explore. For beach lovers, Suffolk's Heritage Coast, including the popular coastal destinations of Southwold, Walberswick and Aldeburgh, are also not far away.

Directions:

Proceed from the market town of Diss along the A143 in an easterly direction - by passing Harleston. Take a right hand turn signposted Fressingfield and follow for 3 miles. On entering the village proceed past the well-known Fox and Goose restaurant turn right into John Shepherd Road and left into Samuel Vince Road where the property will be ahead of you..

Services, District Council and Tenure

Oil Central Heating

Mains Electricity, Water & Drainage

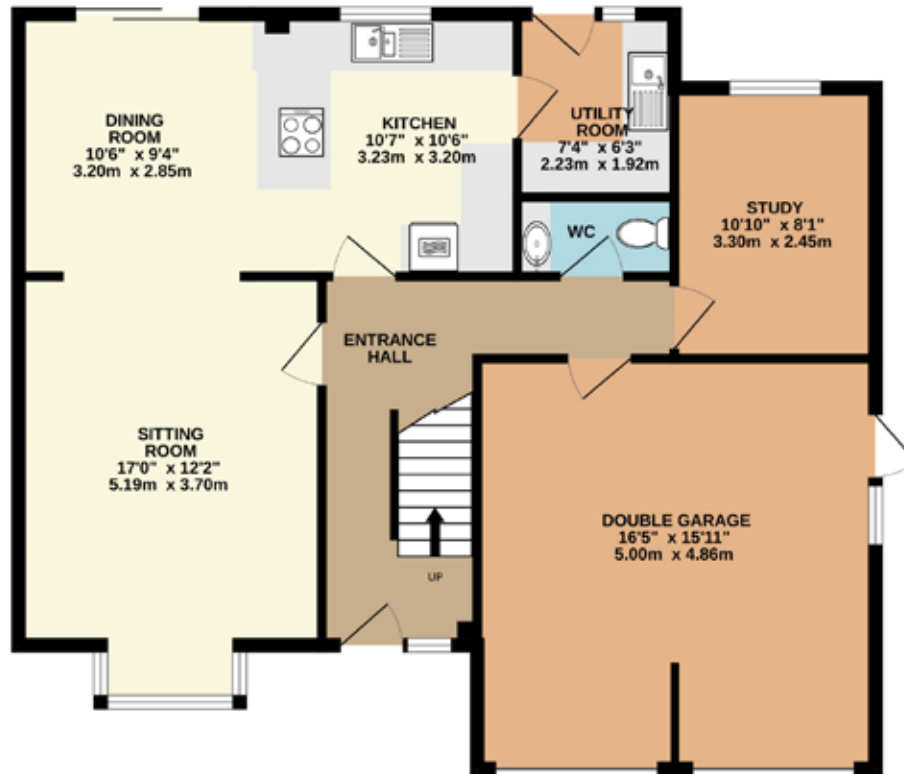
Broadband Available - Please check www.openreach.com/fibre-checker.

Mobile Phone Reception - varies depending on network provider Please see www.ofcom.org.uk to check

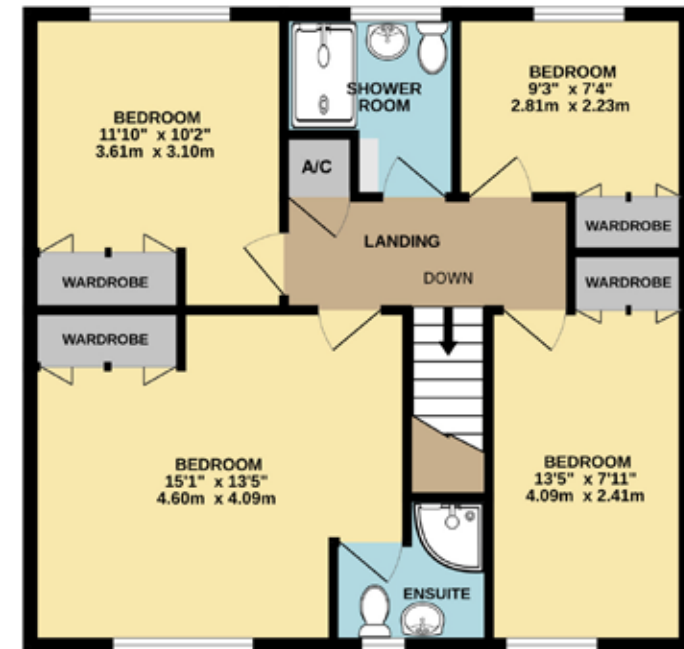
Mid Suffolk District Council - Band E - Freehold

EPC - D

GROUND FLOOR
929 sq.ft. (86.3 sq.m.) approx.



1ST FLOOR
663 sq.ft. (61.6 sq.m.) approx.

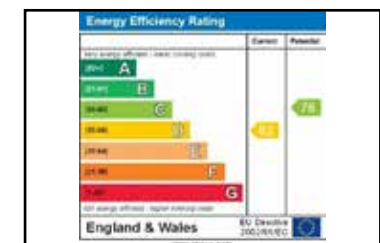


TOTAL FLOOR AREA (approx.)

Accommodation: 1330 sq.ft (123.6 sq.m) - Double Garage 262 sq.ft (24.3 sq.m)
Measurements are approximate. Not to scale. Illustrative purposes only.
Produced for Fine & Country Estate Agent.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





FINE & COUNTRY

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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY
FOUNDATION

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To find out more please visit fineandcountry.com/uk/foundation

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