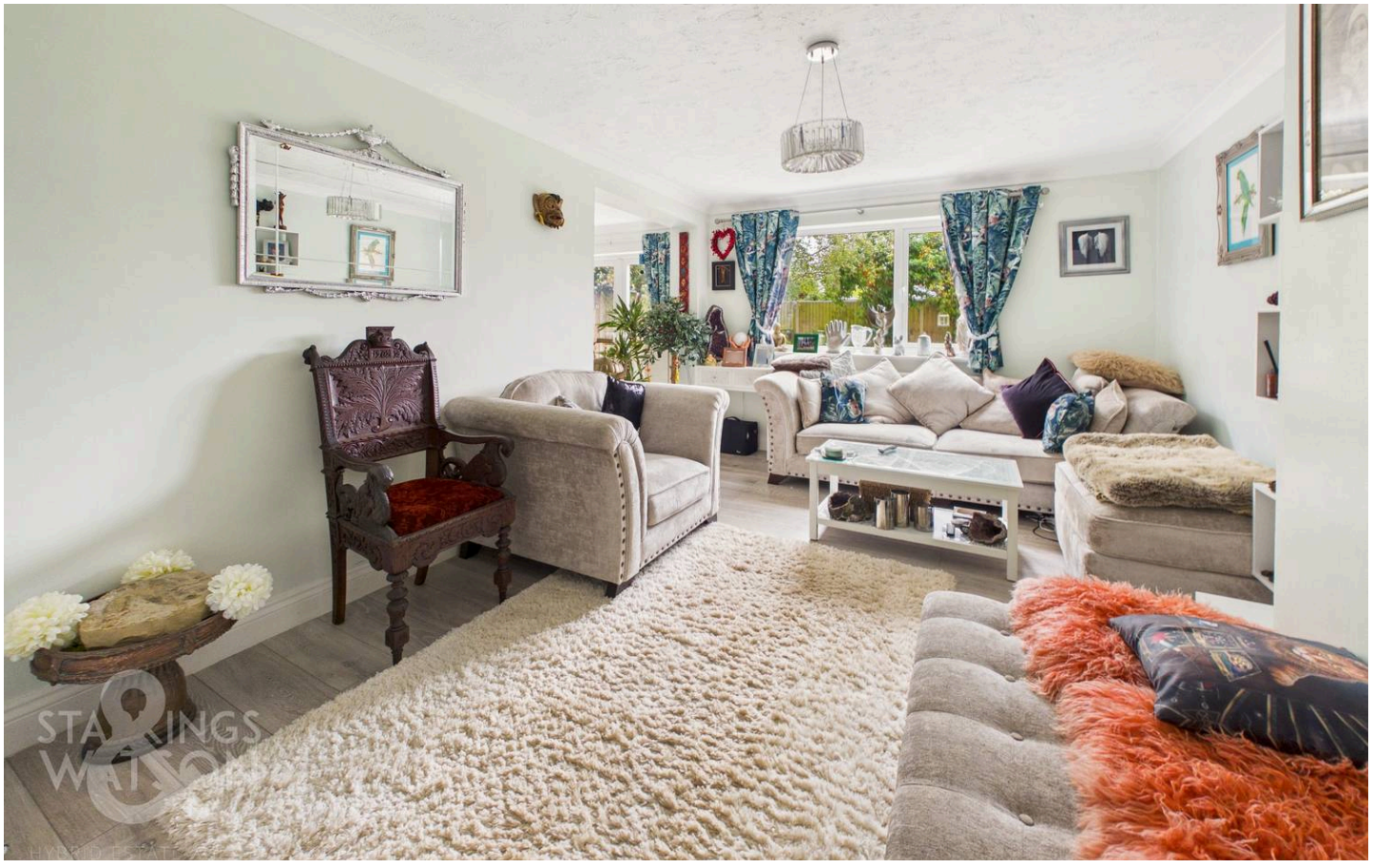


Sancroft Way, Fressingfield, Eye

STARKINGS WATSON

HYBRID ESTATE AGENTS







Sancroft Way

Fressingfield, Eye

Nestled in a QUIET CUL-DE-SAC, this IMPRESSIVE DETACHED FAMILY HOME offers nearly 1500 SQFT (stms) of beautifully presented internal accommodation, ideal for versatile and modern family living. Upon entry, a welcoming hallway leads you into a BRIGHT SITTING ROOM, flowing seamlessly into the ADJACENT FAMILY ROOM (which offers flexibility). The heart of the home is the STUNNING 22' MODERN KITCHEN/DINING ROOM, fitted with contemporary units and quality finishes, providing a perfect space for entertaining or relaxed family meals. The ground floor also features a convenient W/C, while upstairs, FIVE GENEROUS BEDROOMS await, including a PRINCIPAL SUITE with a newly fitted EN-SUITE SHOWER ROOM and a well-appointed FAMILY BATHROOM. Throughout, the home boasts an abundance of natural light, neutral décor, and practical storage solutions, ensuring comfort and style for every member of the household. A SINGLE GARAGE is accessed from the hallway, offering additional utility or storage options, and the property benefits from AMPLE DRIVEWAY PARKING for several vehicles.

To the rear, PRIVATE AND ENCLOSED REAR GARDENS can be found kept in good order providing the perfect space for growing families and keen gardeners alike.

Council Tax band: D
Tenure: Freehold
EPC Energy Efficiency Rating: TBC

- Detached Five Bedroom Family Home
- Almost 1500 SQFT Of Internal Accommodation (stms)
- Quiet Cul-De-Sac Location
- Modern Re-fitted 22' Kitchen/Dining Room
- Sitting Room & Adjacent Family Room (or Fifth Bedroom)
- Family Bathroom, En-Suite and Ground Floor W/C
- Private Well Kept Gardens & Single Garage
- Ample Driveway Parking



The property is located in the desirable village of Fressingfield, close to the town of Harleston. The village has two pubs/restaurants; the highly acclaimed Fox and Goose, a fine restaurant and country pub and the Swan, a traditional pub and restaurant. Fressingfield also has an excellent Village Shop and fine Church of St Peter and St Paul. The Village also benefits from a primary school and medical centre and arts centre. Fressingfield is situated 12 miles east of Diss which offers high speed rail services to London and is just a 40 minute drive from the popular coast at Southwold. Fressingfield is also ideally situated for access to the market towns of Bungay, Harleston and Halesworth which are all only a short drive away.

SETTING THE SCENE
Using the quiet cul-de-sac you will find a shingled driveway to the front providing off road parking for three vehicles as well as well stocked front gardens. The driveway leads to the integral single garage with the main entrance door leading into the porch. There is also gated side access leading to the garden.

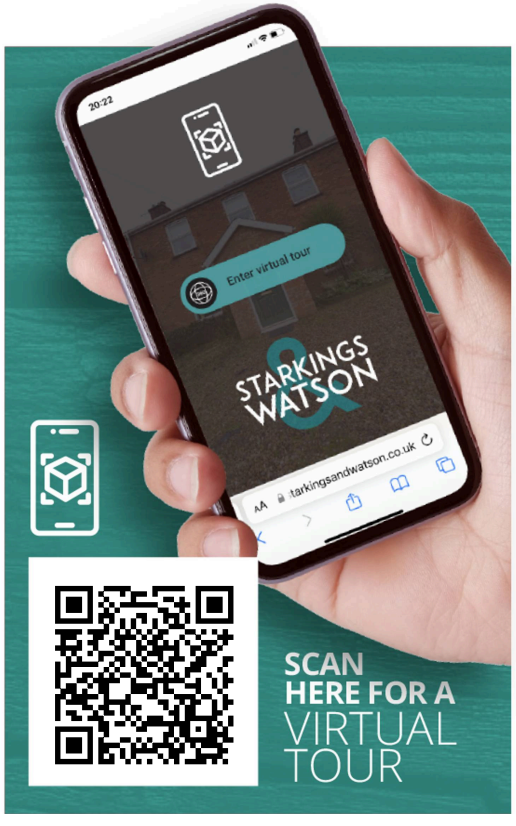
THE GRAND TOUR
Entering the house via the main entrance door to the front, there is a useful porch providing space for coats and shoes. The inner front door opens to the entrance hall with ground floor W/C and internal access into the garage. To one side is a spacious and recently re-fitted open plan kitchen/dining room. The kitchen is fitted in a range of white wall and base units with a central island as well as some integrated appliances. There is a rear door opening to the garden. The dining area is to the front and provides a bright and spacious area for entertaining. There is a spacious sitting room also accessed from the main hallway which opens to a further reception room that could be used for a variety of purposes with French doors to the garden.

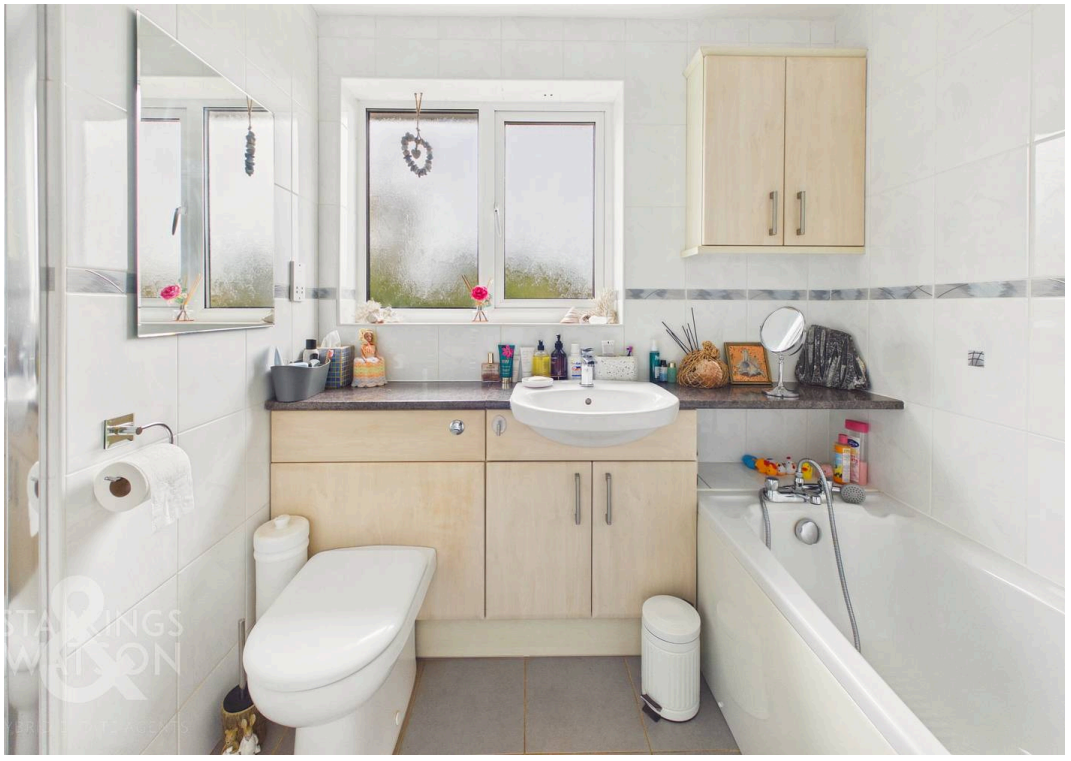
On the first floor are five bedrooms with one currently being used as a study, plus a family bathroom with separate shower cubicle. The spacious master bedroom also benefits from an En-Suite shower room. Both bathrooms have been recently re-fitted.

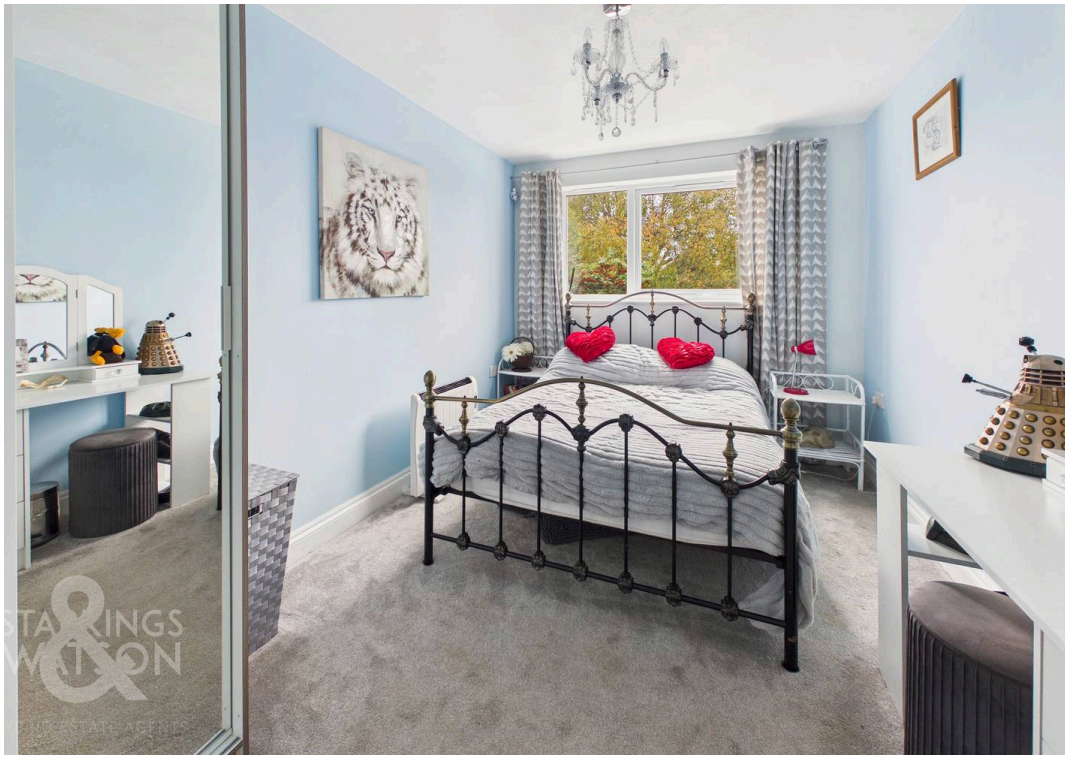
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VIRTUAL TOUR
View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTES
The solar panels are on a "rent the roof" scheme and generate approximately £380-400 a year which is taken directly from electricity bills. They remain in the ownership of the company that installed them with the contract running for another 13 years.















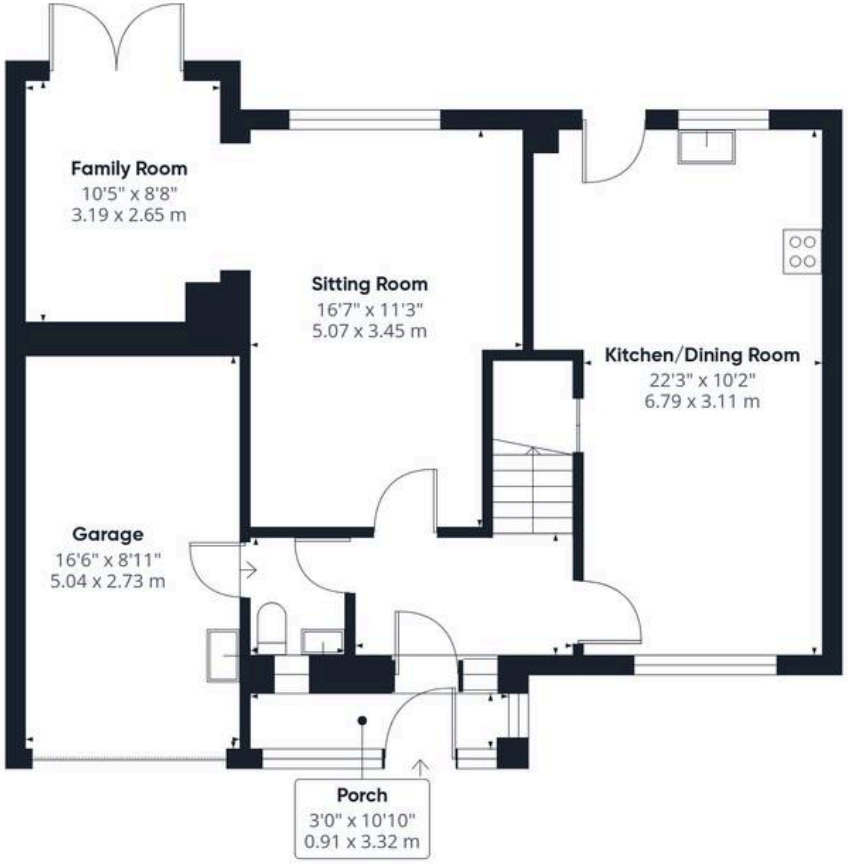


THE GREAT OUTDOORS

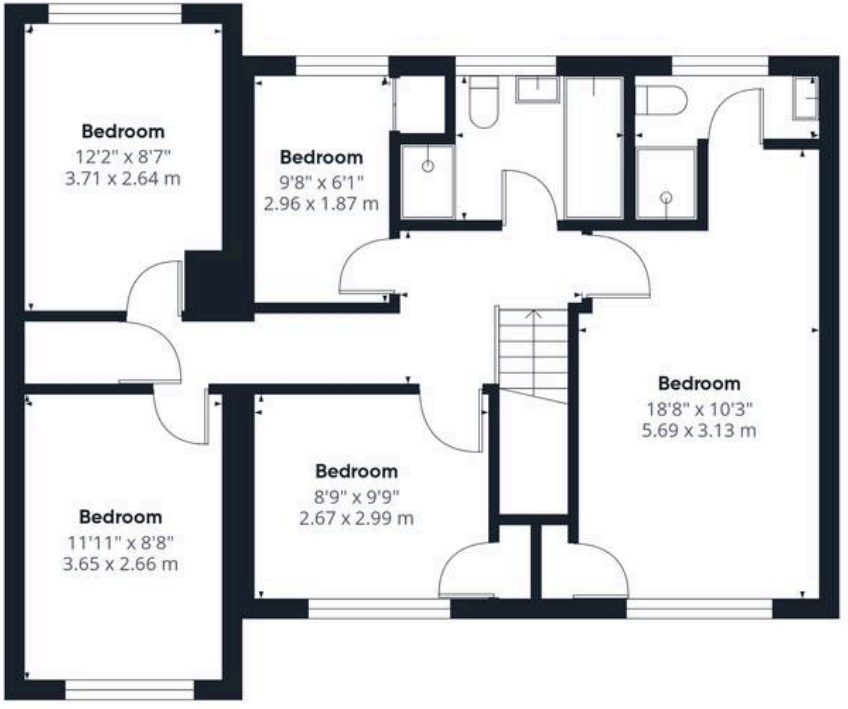
The rear garden is flooded with natural light and benefits from the south sun. There is a generous lawn, raised flower bedding with timber panel fencing securing the boundary. There is a newly laid paved patio ideal for outside dining. The large timber storage shed is included with the sale of the property.

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Ground Floor



Floor 1



Approximate total area(1)

1496 ft²

139.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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 recheck the measurements.