



JENNIE JONES

EST. 1993

ESTATE AGENTS

GULL STREET

Fressingfield | Suffolk

£475,000

THE MANSE, GULL STREET, FRESSINGFIELD, IP21 5PZ

Stradbroke - 5 miles

Eye - 8 miles

Diss (mainline rail to London Liverpool Street) - 12 miles

- Entrance Hall ● Open Plan Kitchen / Living Room ●
- Utility Room ● Dining Room ● Four Bedrooms ●
- Two Bathrooms ● Office ● Gardens and Parking ●

The Property

The Manse is a wonderfully individual detached home, tucked away in the very centre of the sought-after village of Fressingfield. Deceptively spacious and full of charm, this four bedroom property offers flexible accommodation that's perfect for family life, entertaining, or simply relaxing in comfort.

A welcoming entrance hall leads into a generous T-shaped open-plan kitchen, living and dining area - the true heart of the home. The kitchen opens into a bright and comfortable living space, with a wood burner creating a warm focal point. Beyond, the adjoining dining room offers a more defined yet connected area, ideal for both everyday family life and entertaining. The layout flows beautifully, with a lovely sense of light and flexibility, and doors linking seamlessly with the outdoor terraces.

The remaining accommodation includes four well proportioned bedrooms and two bath/shower rooms, offering excellent flexibility for family or guest use. A particular feature is the separate office, accessed externally - ideal for home working or creative pursuits while keeping work and home life distinct.

Sitting within a lovely private plot, right beside Fressingfield's historic chapel and its peaceful churchyard. The gardens and terraces are designed for easy enjoyment, with areas for dining, entertaining, and simply relaxing in the sun. Mature

A charming bungalow in the heart of Fressingfield with peaceful neighbours and space designed for entertaining



planting and well-tended borders give privacy and colour throughout the seasons.

To the front, there's ample parking for several vehicles on the tarmac drive, and the layout encourages seamless indoor-outdoor living - perfect for entertaining friends and family

The Location

Fressingfield is a thriving and friendly Suffolk village, renowned for its strong sense of community and excellent local amenities. The village boasts two pubs (including the award-winning Fox & Goose restaurant), a village shop, primary school, sports & social club (offering tennis courts and bowls club), church and Doctors surgery.

Services

Mains water, mains electricity, mains drainage.
Oil Fired Radiator heating.
UPVC double glazing throughout.

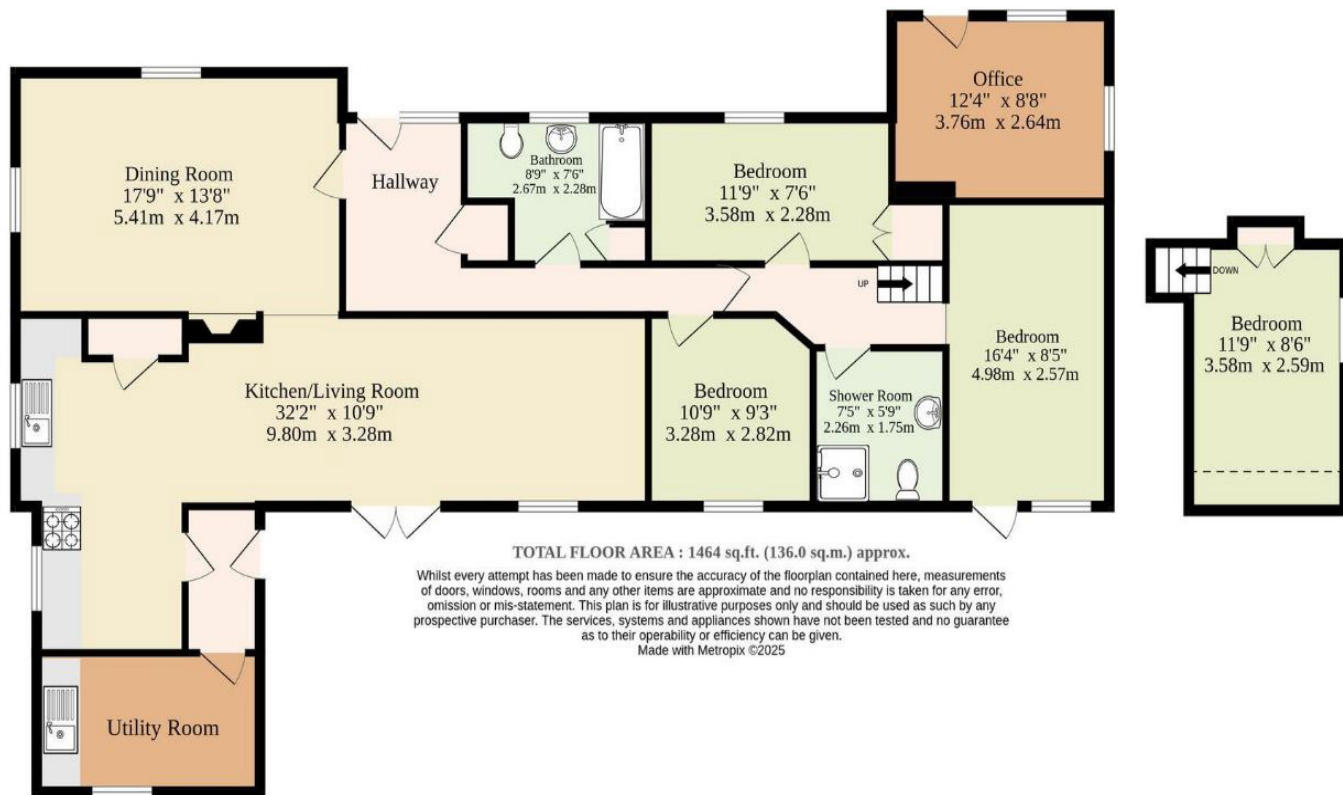
Local Authority and Council Tax Band

Mid Suffolk Council
Council Tax Band: D
EPC Rating: E



Ground Floor
1362 sq.ft. (126.5 sq.m.) approx.

1st Floor
102 sq.ft. (9.5 sq.m.) approx.



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