



Chapel Close, Fressingfield, Suffolk



No Onward Chain! This attractive two-bedroom property is quietly located in the heart of the sought after village of Fressingfield. A mid-terrace home in a quiet cul-de-sac location, bright kitchen/diner, living room with feature bay window, two double bedrooms, bathroom, garden, garage and off-road parking.

LOCATION Chapel Close is a cul-de-sac in the heart of the village and the house itself is set back from the quiet road and accessed via a pedestrian path to the front. Fressingfield is an attractive village which is close to the pretty market towns of Diss, Framlingham and Harleston. It has a range of amenities and services to offer, a village shop, a medical centre, pub, restaurant, primary school, and three churches. Fressingfield has a very active community with a variety of clubs and activities available for all ages. A wider range of amenities and supermarkets can be found close by in Harleston (4 miles), Framlingham (11miles) and Diss (13 miles). Diss train station is approximately a 20-minute car journey, with direct links to London and Norwich. The stunning Suffolk coastline is roughly 20 miles East of Fressingfield.



CHAPEL CLOSE - INTERIOR The front door opens into a useful entrance lobby with plenty of space for coats and storage. A further door leads into the living room which has a feature bay window overlooking the front and an open staircase leading to the 1st floor. To the rear of the house is the spacious and bright fully fitted kitchen with contemporary grey shaker style units with a dark laminate worktop and wood effect flooring. The kitchen provides plenty of space for a dining table with a cupboard housing the hot water tank and windows overlooking the back garden and a partially glazed UPVC door leading out to the garden. The kitchen benefits from plenty of storage, space and plumbing for a washing machine and freestanding electric cooker.

Stairs lead from the sitting room up to the 1st floor. To the rear of the house is the second bedroom with a Velux window overlooking the rear garden. To the front is the main bedroom with a window overlooking the front and a useful built in storage cupboard / wardrobe over the stairs. To the rear is the bathroom which has a bath, basin, wc, and a Velux window.

CHAPEL CLOSE - EXTERIOR The front garden is paved with an attractive selection of shrubs and well-kept trees. The rear garden has a patio area outside the house with a path leading to the rear gate and an area of lawn. Through the rear gate is the garage with up and over door, power connection and light. In front of the garage is a gravel area for off road parking directly behind the house.

TENURE - The property is freehold and vacant possession will be given upon completion.

LOCAL AUTHORITY - Mid Suffolk District Council **Tax Band:** B **EPC:** D **Postcode:** IP21 5QQ

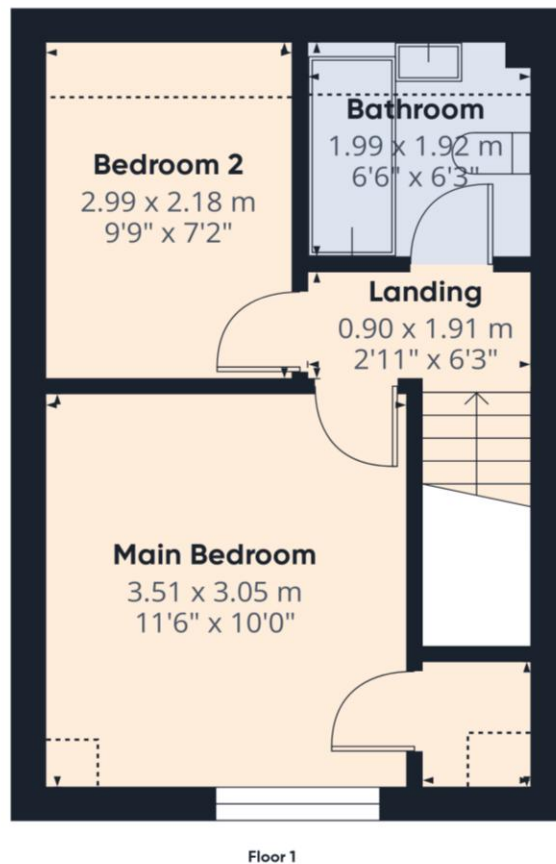
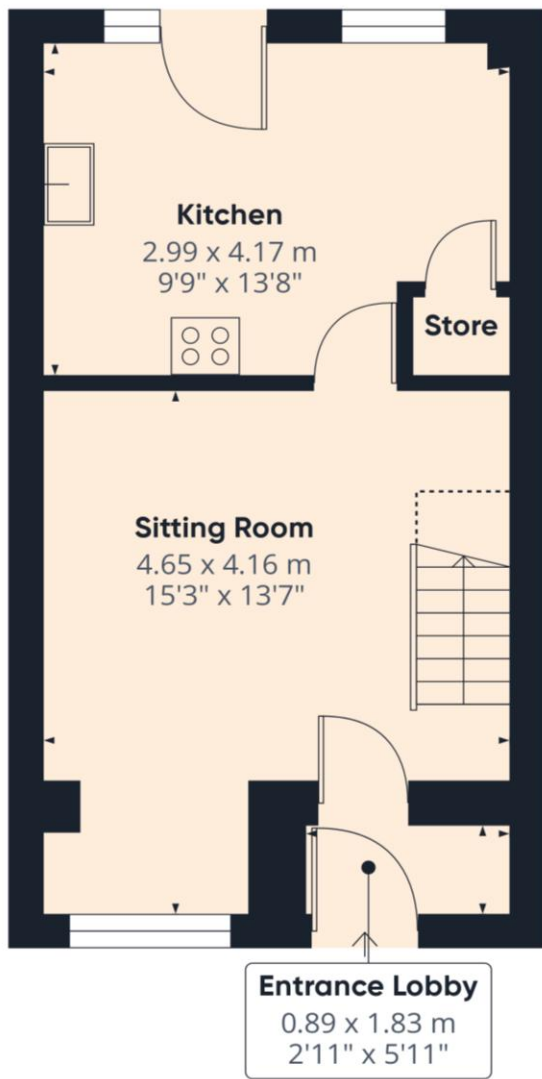
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SERVICES - Electric storage heaters, mains drains, water and electricity. Fully double glazed.

FIXTURES AND FITTINGS All Fixtures and Fittings including curtains are specifically excluded from the sale, but may be included subject to separate negotiation.

AGENTS NOTES The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not. Please note if you wish to offer on any of our properties we will require verification of funds and information to enable a search to be carried out on all parties purchasing





Floor 0 Building 1

Important Notices: 1. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form any part of any contract. 2. The plumbing, heating and electrical fittings as described have not been tested (unless stated) and no assurances can be given as to their condition or suitability. 3. The floor plans are for illustration purposes and not to scale.

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